

BETHLEHEM LAND TRUST BOARD
Minutes—August 8, 2012

Call to Order: 7:40 p.m.

Present: Mary Hawvermale, Jean Melita, Stuart Rabinowitz, Anneke Rothman, Carol Spier, Bev Mosch; Chris Armentano.

Secretary's report: The July minutes were amended to correct the name of the provider of the Trail Maintenance workshops (CT Forest and Park Association) and then approved.

Treasurer's Report: Bob did not attend so no report was given.

Board Member and Officer Elections:

Mary presented the slate of existing officers for re-election to one-year terms; a motion to accept the slate was made and approved by voice. Voting conducted by paper ballot re-elected all the officers and renewed the three-year terms of board members Vera Rosa and Beverly Mosch. (For the record, ballots had been previously mailed to all board members, who were invited to return them by mail if they could not attend this meeting.)

Old Business:

Land Acquisition:

Still Hill property: The appraisal of the property is complete; the market value is appraised as \$173,000. Bev has shared the appraisal with the Canfields, who indicated they are not inclined to sell it at that price. However, they indicated they will come down from their earlier asking price and also that they are willing to hold a 10-year mortgage at 1 percent. We will continue to discuss the merits and feasibility of this potential acquisition.

The fee for the appraisal was \$375; licensed appraiser Tyler O'Hazo generously discounted his fee because we are a Land Trust.

Cabbage Lane property: Bev will call the owner for an update on this property, especially to learn if there is any news about access to the property on the eastern lot line.

Gerry Assard farmland easement: Mary has been informed there may be an opportunity to purchase an easement on this 44 acre property (which is near or adjacent to Auncient Oak Preserve and Ruane property). We might want to do this in conjunction with the Town of Bethlehem Open Space Committee. We must discuss the implications of buying an easement as a precedent re: future donations.

Bellamy wall: The poison ivy has been sprayed. Mary will follow up with Scott Blum about next steps—a second spraying? Clearing of saplings etc.

Sherlock property: The tenant requested permission for her son to power-wash the exterior of the house; he has done a test. A motion that permission be granted with the caveat that the washing be done on low power and terminated immediately at any sign of deterioration was made and approved.

Motion to adjourn at 8:45 . . . all in favor.

Respectfully Submitted: Carol Spier