**TOWN OF ENFIELD**

**METHODIST HILL PROPERTY USE COMMITTEE**

**(MPUC)**

**MEETING MINUTES**

**December 19, 2023**

**MPUC in Attendance:** Susan Brown, Thomas Claus, Barbara Jones, Jason Archambeault, and Ryan Little

**MPUC Members Absent:** N/A

**Ex Officio Members in Attendance:** Ed Morris, Town Manager and Kevin Marker, Recreation Director

**Ex Officio Members Absent:** N/A

**Town Staff in Attendance:** N/A

Called to order at 5:33 PM

**BUSINESS**

Susan Brown started the meeting by stating that after the discussion at the last meeting, she would like to go around again and see where the committee members stand on their opinion of what to do with the property.

**Thomas Claus** – Started the conversation and handed the committee an updated recommendation. This recommendation again was written as if it were coming from the committee to the Select Board. Thomas changed his thoughts to using 10 acres to build 4-5 houses and conserving the rest of the Land, if we can do that. Ed Morris stated that it could possibly be done through a variance, but since it is a 5 acre zone, we should recommend something that follows the Town Zoning. Thomas stated he really liked Jason’s comment last meeting that even though these would not be affordable housing units the demand for housing is forcing those that can afford more to occupy the affordable housing keeping others from being able to access them.

**Jason Archambeault** – His opinion was very close to Thomas’s with a primary difference that he agreed the Town may not need to subdivide the lots and could add a restriction on the sale that 3-5 houses should be developed, with the undevelopable land being maintained open natural land that is open to the public.

**Barbara Jones** – Strongly recommends selling the parcel at public auction as one parcel with stipulations that the parcel stay intact and is retained as open natural land accessible to the public for recreation purposes. She also recommends that the purchaser of the property create a parking area for approximately six cars. Upper Valley Land Trust should be consulted regarding protecting this land.

**Ryan Little** -His opinion has not really changed since the last meeting and feels the land should be sold. He does feel that there should be little to no restriction on the land.

**Susan Brown** - Feels that there is approximately 20 acres of land that can be developed and approximately 80 acres of undevelopable land. The 80 acres should be used for recreation and should not be subdivided. She also feels that a parking area should be created for the public.

**Kevin Marker** – Stated that after talking with Ed and learning more about procedures of selling the land, he feels the land should be sold with some development being encouraged in the developable area. He does think the approximately 80 acres should be used for recreation, but not necessarily owned by the Town. The Town has recreation facilities all across Town but not in the Methodist Hill area.

**Ed Morris** – Stated he thinks the Parcel should be sold with the conditions that 3-5 houses must be developed and that the other land “let’s say 80%” should be maintained in a natural state and open for public access. He agrees with Thomas and Jason Archambeault’s opinion.

The discussion started with whether the parcel should be kept or sold. The committee unanimously agrees it should be sold. The committee then agreed that at least the 70-80 acres of undeveloped land should be conserved and maintained for public access. There was continued discussion with some negotiation and a final agreement that the parcel should be sold with the condition that 3-5 houses must be developed and there should also be a recommendation to provide public accessibility such as a parking area. All committee members voted in favor of the development condition except for Barbara Jones who stated she was not in favor of requiring development.

Susan Brown Asked Ed Morris to write a recommendation to the Select Board on behalf of the committee and send it to the committee for their individual review. Ed Morris stated he would use Thomas Clause letter as a template and work with Thomas to draft the letter.

Susan then asked the Public if they would like to say something.

Harrison Drinkwater agreed with earlier discussion that if access was given to the public, that the best access would be along the Southern Hinshaw border. HE also stated he was concerned with 3-5 driveways exiting on to Methodist Hill. He also Thanked the Committee for listening to everyone and for their work on this property.

Parker Hinshaw stated that he would like to keep all the property open and also had concerns about 3-5 new driveways on Methodist Hill.

Jean Hinshaw Agreed with Parker. She feels there should be more information on where the developable land would actually be. Jean then stated she would like to see the Town get the revenue from the sale and if that cannot happen would like to see the possibility of other revenue sources other than development and taxes. If the committee does move forward asking for development would much rather see the wording “no more than 5 houses” instead of 3-5.

Jason Archambeault made a motion to approve the minutes from December 5, 2023, as amended seconded by Thomas Claus. Motion passed unanimously.

Meeting Adjourned at 6:49 pm