

Special Meeting  
Planning Zoning and Housing Committee (PZH)  
of the  
Representative Town Meeting (RTM)  
DRAFT MINUTES  
December 13, 2016  
7:30 Room 208

In attendance:

Liz Bacon, Amy Barsanti, Carolyn Bayne, Joanne Hennessy, Monica McNally, Jennifer Montanaro

Absent:

Joan Davis, Edgar Hawkins, Patrick Keane, Nancy Natale

Guests:

Wayne Fox, David Freelove (599 Mansfield Ave) Amanda Gajwanti (580 Middlesex)

The meeting was called to order at 7:37pm

A vote was called to approve the minutes of the October 17<sup>th</sup> meeting. The minutes were approved with the following vote:

For: Liz Bacon, Carolyn Bayne, Joanne Hennessy, Monica McNally, Jennifer Montanaro

Abstain: Amy Barsanti

Discussion on the Town's purchase of Ox Ridge Hunt Club 16.296 acre parcel ensued. The group asked Wayne Fox to clarify the language in Exhibit C of the contract. Specifically of concern is Section 3 giving Ox Ridge retained rights to use the parking areas and restroom facilities for one week in June for the Ox Ridge Hunt Club Five Day Charity Horse Show. The language appears to give this right in perpetuity. The PZH Committee asked attorney Fox for two things: 1) incorporate a reference to a usage agreement that will give further details as to the governing logistics and 2) ensure that this right is not granted in perpetuity, but rather concurrent with the existing agreement expiring June 6, 2042 and incorporate a renewal mechanism.

Other issues raised were to ensure the retained rights are not transferrable to subsequent owners, discussion on general environmental due diligence results, and general discussion on safety issues regarding children's sports activities in proximity to horses, and future resolutions for financing.

Attorney Fox will circle back with the two parties and report back findings before the resolution is put forward to vote at the next RTM meeting.

The Chairperson also highlighted upcoming business that is anticipated to come before the PZH Committee for future reference.

The meeting was adjourned at 9:20pm.