

## Table #1 – several pilots/users of the airport

National Guard and State Police currently use the runway, as do many types and sizes of aircraft  
- small planes, ultra-lights, power parachutes, sail planes  
Cost to rebuild the runway could be as high as \$2.5 million  
Steve Grady has many studies of this site and other small airports

### Possible uses:

Keep airport use and add others

Weekend event space - weddings, motorcycle clubs

Rail trail expansion

Any uses should be compatible with an airport - noise

Drinking water well should be relocated to allow development in the area east of the runway

Large cannabis facility

Solar field

Cluster housing

Senior Housing - may be too isolated for this use

Pilot school with housing

Industrial collective - auto repair, etc (for people who cannot do this at their own property)

Air Park - provides housing for pilots who keep their planes on site

Non-restricted area to the west of the runway should remain as forested

## Table #2

Question Can the property be subdivided?

Where did the rail trail trace come from on the map? It seems out of line with the path of the rail trail.

The property is on the market for \$2million

Redevelopment could be done in partnership with the aviation advocates /Air field users and others.

There could be aeronautical themed housing

A bed and breakfast or lodging specifically for or targeted to airfield users.?

Can the runway and the rail trail coexist well together?

Is it better for air traffic to cross the rail trail or rail users to cross the air strip?

A restaurant would be compatible.

Could there be a rest area on the rail trail?

The town needs a safety complex, they share services with the Town of Hardwick

Is there any formal usage for the Police Academy?

What about race cars?

The air strip could be fortified and improved to a higher standard.

## Table #3

- Trail near Mccvoy Rd, available frontage. Rail trail should not cut through trees
- Keeping the airport because several years later could be valuable
- Airport use

- Look at crow-island airport, General aviation. Expand airport
- Airport is important. Would like to see the airport stay
- Cost of redoing the runway
- Keep it the way it is and keep it for recreational uses
- Private public use
- How often: couple times this summer
  - Educational purposes: training, young eagles flights
  - Entertainment
- Opportunities for tax revenue
  - Zoning for commercial tax rate
- Senior housing
  - Capacity of EMS
- Resources are gone. How to bring some stuff back to town
- Camping is not grandfathered
- Restaurant was a vibrant place
- Airport
  - Restaurant
  - Airbnb
  - Senior living (looking at cluster zoning)
  - Senior center
- Mccvoy Rd should be a priority
- Rail trail

#### Table #4

Table included a couple of pilots, a Select Board member, a former Select Board member, and others.

#### The Property and Access Road

- 31 developable acres out of 100 acres – discussion on the asking price for property, the cost per usable acre, and how it is not financially feasible. The assessment on the property is much lower. Only someone with deep pockets could pay the asking price.
- A few people strongly oppose improvements to the access road (McEvoy Road) because fixing it would entice people to drive down the road, and they want to keep the riff raff out.

#### Conservation

- What is the value of a conservation easement and trail easement? Purchasing easements may reduce the cost of the property to a buyer.

#### Airport

- Strong support for keeping the airport
- Discussion about the proposal in Hardwick for the equestrian facility and whether people associated with that site and with Eagle Hill School would use the airport, especially if it is improved upon.
- The airport was a vibrant place at one time. Desire to bring it back.

- Hangars (and buildings on site) are in poor condition. Would support building new hangars.
- There is funding available for improving airports including funding from the MA Airport Commission.

#### Housing

- With little road frontage, the site could not support multiple housing units (per zoning) unless road is extended to gain frontage and lots subdivided
- Sentiment was that the site is not good for senior housing because there is nothing in that area for seniors. It is too isolated.

#### Zoning

- Several persons at the table were not supportive of zoning changes and do not think that an overlay district bylaw will pass at Town Meeting.
- Several persons stated they would not support anything that requires a zoning change.

#### Rail Trail

- Does not care for having the rail trail close to the runway. Prefers a different alignment closer to the river. One pilot at the table stated there it already a trail between the runway and the river.

#### Restaurant

- It would be really nice to have a restaurant here but some at the table did not see how it would be financially feasible to pay such a high price for the land and then to have to pay to build a restaurant.