

## Open Space Committee

October 5, 2021, 4:00 PM -- Zoom Meeting

**Present** (Each from home via Zoom): Bruce Hurter, Peggy Sagan, Fred Streams, John Grieb, Tom Slack, Lynn Southey, John Riehl

**Guests:** Denny O'Connell, WCT

### Call to order 4:04 pm

Agenda approved unanimously.

Minutes of 7/20/21 meeting approved unanimously with two corrections.

Vice-Chair Report, T. Slack: Nothing to report. However, Tom recommended that everyone on the committee read the document that Bruce distributed recently, *Open Space Handbook: A Guide to Community Conservation in Massachusetts*.

### Standing Assignments

Property management, F. Streams: Property inspections will resume in the Fall.

B. Hurter wants to coordinate with WCT so that we divide duties. D. O'Connell reported that Mike Fisher is looking at Walker, where there are 3 trees down.

Trail Guides, L. Southey: Trail Guides for Box Turtle and Drummer Cover are at the printer. She expects to see a sample by Thursday. She asked D. O'Connell to confirm that WCT will pay for printing, which he did.

Denny has copies of the Trail Guide for Herring River Overlook.

Elementary School, P. Sagan: B. Jackson introduced Peggy to the WES principal, Mary Beth Rodman, via email. Mary Beth suggested that we set up a meeting (probably a virtual meeting) once school has opened and she has a better idea of her schedule.

B. Hurter suggested that we change the name of this assignment/role to "Public Outreach," to include programs with the elementary and other schools as well as possible outreach opportunities, such as walks, public programs, and newspaper articles.

On the topic of walks, Peggy asked D. O'Connell for an update on the Kinnicum Pond walk on 9/11. Denny reported that it was cancelled due to Covid restrictions.

### Liaison Reports

WCT, B. Hurter: The Herring River Overlook trail and parking lot are open. D. O'Connell said WCT is working with the Friends of Herring River to host a walk for selected supporters at the property. The Friends will review the proposed new bridge.

Friends of Herring River, L. Southey: Lynn reported that Senator Markey visited the site of the new Chequessett Neck Bridge (existing dike) and spoke in support of the project.

The review of two permitting applications is going well. It will be followed by a period of public comment.

FHR submitted a grant for the town of Wellfleet to receive \$589,000 from MVP (Municipal Vulnerability Preparedness) and this was awarded. Additional grants from NOAA and DEP were awarded. Notices of intent are to be filed with the conservation commission in October. Public hearings will be held.

Housing Partnership, J. Grieb: John attended the meeting on September 30. He reported that the HPC is interested in partnering with OSC and WCT to identify and purchase land suitable for public housing.

D. O'Connell pointed out that WCT is not opposed to public housing, but he explained that housing development is not aligned with WCT goals, which focus on conservation value of property and honor the intentions of donors, many of whom expressly exclude development in their Conservation Restrictions.

B. Hurter emphasized that the role of OSC is to protect property that meets our criteria for conservation. Most of the properties that we are interested in have ACEC value and are not suitable for housing. When town-owned open space is suitable for housing and does not have conservation value, the committee has been supportive of development.

J. Grieb finished his report by saying that the Housing Partnership Committee is reviewing proposals from 3 developers for 95 Lawrence Road and plans to make a recommendation to the Select Board at their next meeting.

CPC, F. Streams: Fred reported that CPC approved a request by the Housing Partnership Committee for \$210K for buydowns. The committee also received a request for funds to rebuild the Wellfleet Elementary School playground, but they are considering offering a loan (to pay for planning) rather than issuing a grant at this time.

NRAB, T. Slack: Tom reported that a subcommittee has been formed to study the health of the Wellfleet's ponds, specifically to determine what criteria will be used and what data will be collected. J. Riehl pointed out that the quality of Wellfleet's ponds is still pretty good, especially compared with towns further "up" on the Cape.

John also reported that NRAB is looking into alternative dredging methods for Duck Creek and dispersal of the "black custard." He also said that the Harbor Flora/Fauna Study (also known as "The New Curley Report") will be included on the December TM warrant.

## **Old Business**

- 5-Year Plan – The subcommittee has been meeting regularly to review and update the current 5-year plan.
- Search for new OSC Chair -- Bruce has agreed to stay on as Chair of the OSC until February, when he leaves for Florida. (T. Slack and F. Streams will also be away this winter.) Bruce raised the possibility of having a rotating chair until one is elected by the Committee.
- Conservation Deeds – Bruce said that the committee needs to obtain titles for all town properties in ConsCom care under article 97 of the State Constitution. He wondered whether Mark Robinson (The Compact of Cape Cod Conservation Trusts) might be able to help with this task. D. O'Connell said he thinks the Town Administrator, is familiar with this process/procedure.

## **Properties for Consideration**

No new properties are under consideration.

The committee has discussed proposing the transfer of the following properties into care and custody of ConsCom, possibly at the 2023 Town Meeting.

- Map 29 – 400 and 505 on Paine Hollow Road
- Map 36 – 28 and 289, off Bond Street in South Wellfleet; adjacent to one current and one potential WCT property (the latter under agreement)

New site visits to these properties will be scheduled in 2022.

The committee will also continue to monitor the possibility of negotiating an Easement through the Agger property (Map 41-178.1) on Lt. Island. Finally, the Pyles' property on Bayberry Road (Map 41 – 121) is still on the market.

## **New Business**

- Request from CPC to Review CPC Needs List criteria – The Committee voted to approve the criteria with one change to item 7B.
- B. Hurter asked for reactions to the request from Ryan Curley to inspect all town-owned properties according to the criteria that Ryan has proposed. All agreed with the effort to review properties in a systematic fashion but recognized that annual reviews of all properties (or even a periodic review of all properties) would require a huge effort beyond the capacity of the committee. We will discuss the topic further at the next meeting. Meanwhile, D. O'Connell suggested that we use more current data than the 2005 Horsley Whitten report that Ryan references, instead, pointing us to the Town Assessor's data base.
- B. Hurter requests that the start time of future OSC meetings be 4:30 to accommodate the schedule of a potential new committee member. All agreed.

**Meeting adjourned 5:16 pm**

*Respectfully submitted,*

Peggy Sagan, Secretary, OSC