

Open Space Committee
October 18, 2022, 4:30 PM -- Zoom Meeting

Present (Each from home via Zoom): Bruce Hurter, John Grieb, Liz McDonald, Peggy Sagan, Lynn Southey, Fred Streams.

Meeting called to order 4:32 pm

Agenda approved unanimously.

Minutes of September meeting approved unanimously.

Chair Report, B. Hurter: Bruce announced that F. Streams will be stepping down from the Committee in the next few months, and he asked for a volunteer to replace him as OSC representative on the Community Preservation Committee. Fred explained that Fall is the busiest time of the year for the CPC, because they are evaluating applications for funding. Once grants have been awarded, the schedule slows down. He noted that meetings are generally held on Wednesday mornings and can last up to 2 hours. Both Bruce and P. Sagan expressed an interest in filling Fred's appointment if other schedule commitments can be resolved. If necessary, Fred offered to stay on as OSC representative until he leaves Wellfleet in the spring.

Bruce also acknowledged the many contributions that Fred has made to the Open Space Committee and Town over the last several years. One major responsibility he has tackled with enthusiasm every winter is the annual inspections of town property. Fred suggested that we begin to schedule property inspections once the leaves are down.

Bruce reported that he submitted the CPC application to establish an Open Space Conservation Commission Fund. He pointed out that many other towns in the state have received approval for such fund, with the restriction that they be used to acquire, rehabilitate, or restore lands with high conservation values. Having direct access to these funds would allow for timely negotiations around property purchases, right of access, or conservation purposes. Our grant request is for \$150,000 (\$117,000 of current CPC allocations plus a portion of the estimated \$70,000 allocations for 2023). Bruce noted that the Wellfleet Housing Partnership appropriately received funding through a similar mechanism. The Committee voted unanimously in support of the CPC application.

Bruce also reported on his conversation with Hillary Greenberg-Lemos about Blue Heron properties, donated to the Town by the owner "to be used for conservation." Hillary said that the ConsCom would not accept the property as long the 12' x 12' structure is in place. If the Open Space Conservation Commission Fund were approved, Bruce said it could be accessed to pay for demolition and removal of the existing structure.

Vice-Chair Report, J. Grieb: Nothing to report.

Standing Assignments

Property management, F. Streams: Nothing to report.

Trail Guides, L. Southey: Nothing to report.

Community Outreach, P. Sagan: Peggy has written Mary Beth Rodman, Principal at WES, asking for permission and parameters for continued collaboration between OSC, WCT, and WES this spring.

Liaison Reports

WCT, B. Hurter: Nothing to report.

Friends of Herring River, L. Southey: The annual meeting held at Chequessett on September 21st was well attended with over 60 participants. Andrew Gottlieb, Executive Director of APCC, was the keynote speaker. New "Restoring our Waterway" rack cards were given to attendees.

On September 27th Mass DER hosted a site visit to the Dike with a project overview by Carole Ridley for NOAA Fisheries officials.

Good news on the project: Construction bids for the project have closed and a contractor has been selected. Pending Selectboard of the contract, it could be signed in November. In addition, vegetation management is about to begin – ahead of the actual construction.

Housing Partnership, J. Grieb: John gave an update on the formation of "The Maurice's Campground/80 State Hwy Stakeholder Group."

The Maurice's Campground/80 State Hwy Planning Committee will be appointed by the Selectboard and the Town Administrator and will work with consultants to engage professional services for predevelopment work.

The Planning Committee will present recommendations related to housing type, unit counts, unit sizes (number of bedrooms), mixed-income housing, parking, multi-modal transportation allowed by the advantageous location property, and other civil engineering considerations. These units may be rental or ownership opportunities or a mix of both.

The Planning Committee will work on determining where to site an advanced treatment septic system subject to a groundwater discharge permit through the MA DEP and evaluate the feasibility of constructing a Cluster wastewater treatment facility that would serve both any uses on the parcel as well as the neighboring properties. This property can also be serviced by Eastham's municipal water system. These two elements afford a great degree of flexibility in the eventual development of the parcel.

The Town Administrator may make 2 Appointments to the Planning Committee, and the Selectboard shall be responsible for all other appointments. Membership will include stakeholders, including Current Users of the Campground; Local Area Businesses/Chamber of Commerce; Representative for Eastham; Abutter/s; Members at Large; the Drive In; Seasonal Workers (if possible), and others.

NRAB, T. Slack: Bruce reported for Tom, who could not attend. He said that the NRAB continues to work with partner agencies on developing a management plan for Wellfleet ponds.

CPC, F. Streams: Fred reported that the deadline for CPC applications was October 17. In the upcoming weeks, agencies and organizations submitting applications will be invited to present their proposal to the committee.

Old Business

5-Year Plan: P. Sagan reported that two members of WCT responded to her request for comments on the draft OSR Survey, and she will send it to Hillary Greenberg-Lemos and Leon Shreves, ConsCom chair, this week. The subcommittee resumed biweekly meetings on October 12 and will meet every-other Thursday going forward.

Titles on Properties – No discussion

Review of Access Issues – No discussion.

Properties for Consideration

B. Hurter asked for committee approval to request transfers of four properties to ConsCom: Map 29: 400 and 505 (Paine Hollow Road) and Map 36: 288 and 289 (off Baker Street in South Wellfleet). The committee voted unanimously to move forward with the request.

For those not already familiar with the properties, two of which are difficult to access, Bruce scheduled a site visit on October 20.

New Business

See the Chair Report for the Application to the CPC for the establishment of an Open Space Conservation Commission Fund.

Next Meeting – TBD

Meeting adjourned 5:26 pm

Respectfully submitted,

Peggy Sagan, Secretary, OSC