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

Guests: GB (Gorham) Brigham, Energy and Climate Action Committee

Meeting called to order 4:33 pm

Public Comment: GB Brigham reported that the solar array at the Transfer Station is now up and running.

Agenda approved unanimously.
Minutes of 12/14/21 meeting approved unanimously with 2 changes.

Chair Report, B. Hurter: Bruce urged the committee to respond to the Town’s Hazard Mitigation Survey. He also confirmed that he will participate in upcoming committee meetings while he is in Florida, and he thanked J. Grieb and L. Southey for filling in as acting committee chairs as needed.

Vice-Chair Report, T. Slack: Nothing to report.

Standing Assignments

Property management, F. Streams: Property inspections are completed for this year. Fred and B. Hurter met with Audrey, the AmeriCorps staffer, and Meredith Ballinger, the new Assistant Health and Conservation Agent
They discussed updating the property inspection notebooks to include properties recently transferred to ConsCom jurisdiction and reorganizing the notebooks to group properties that are near each other (to facilitate inspections). The new staff members would like to accompany an OSC member on a property inspection in order to understand the process.

B. Hurter expressed the committee’s concern about how recommendations noted in OSC property inspections are handled on once the inspection reports are filed, and they said that they’ll investigate and get back to the committee.

Trail Guides, L. Southey: Nothing to report.

Community Outreach, P. Sagan: Nothing to report.

Liaison Reports

WCT, B. Hurter: Bruce announced that ConsCom will be considering the permit to build on the Pyles Property (Bayberry Lane) at tomorrow’s meeting.

Friends of Herring River, L. Southey: Lynn reported that the Notice of Intent is still in process, and the Friends are seeking letters of support. She also mentioned that the Friends have planned several events to build interest in and support for the project:
• Newsletter available at the end of January
• Walks planned for the Spring (the November walks were well attended)
• An art show in May

In addition, the recent article in the Provincetown Independent explained how the current dike turns herring into “sitting ducks” when they swim upriver to spawn and how the restoration will benefit the species.

**Housing Partnership, J. Grieb:** John reported that Ryan Curley has suggested that we look at small town-owned properties (> 10,000 sq. ft. of upland area) that don’t meet Zoning Requirements to set aside for affordable housing – similar to proposals under consideration in Dennis and Chatham.

Bruce is aware of several town-owned properties totaling about 10 acres off Fred Bell Road that could have development potential as affordable housing. However, access to the properties is through private land. He suggested that OSC visit the properties and assess whether we should recommend that the Town purchase access.

**CPC, F. Streams:** Fred reported that CPC has awarded roughly $600,000 in projects to be approved at Town Meeting. Counting this year’s CPC allocation, there is approximately $74,000 in the Open Space Reserve. Fred will send the committee the requirements for applications for CPC funding.

**NRAB, T. Slack:** Tom reported that the project to study the water quality of Cape Cod ponds is progressing slowly. Currently discussions are being held with the National Park Service, Town of Wellfleet (and adjoining towns), and state agencies.

**Energy and Climate Action Committee, GB Brigham:** Nothing to report.

**Old Business**

5-Year Plan: P. Sagan distributed draft copies of the letter to the Select Board informing them that our committee is working on revising the 5-year Open Space and Recreation Plan. The Committee voted to approve the wording and to send the letter.

**Titles on Properties** – Bruce said he was having difficulty finding properties on the Barnstable County website, and L. McDonald was able to explain the 2-step search process.

**Access Issues** – Because the deed on the Agger Property (Lt. Island) was never recorded, the Town Lawyer’s opinion is that the Town doesn’t own it. B. Hurter suggested that we consider using paring of the $74,000 CPC allotment to purchase an easement (or CR).

Bruce also mentioned privately-held properties on Chipman’s Cove, Map 28 – 25 & 26. Lot 25 is unbuildable, and currently some commercial fishermen use the “unofficial” path through it to access the Cove. Should we explore getting an easement (or CR) through this lot from the owner? Bruce suggested that Committee members visit the site when convenient.

**Transfer of Recommended Properties** -- B. Hurter reported that the article for transfer of OSC recommended properties (Map 30 -186, wetlands in Blackfish Creek, and Map 42-137, wetlands at end of Bayberry Trail) has now been forwarded to other committees. They have one month to act. If there are no objections filed, the article goes to the Planning Board.
Properties for Consideration

- Map 29 - 400 and 505 to CCC; Map 36 parcels 288, 289; Easement on Agger property 41-178.1. Pyles’ property on Map 42 is under agreement, and the buyer has submitted an NOI to construct a new dwelling, on the agenda at the January 19 meeting of ConsCom.

New Business

The committee continued discussion on Ryan Curley’s request to inspect all Town-owned properties.

- J. Grieb obtained a list of all Town-owned properties from Nancy Vail and downloaded them into 3 spreadsheets using the following criteria: ConsCom properties, town infrastructure, and open space.
- F. Streams has worked with that list in the past, focusing on the 20 largest Town-owned properties.
- It’s estimated that there are 84 properties in ConsCom care and custody, leaving approximately 329 parcels that the Committee would need to inspect.
- P. Sagan suggested that the committee create a plan for inspecting these properties, drawing up our own set of criteria for determining priority. A few priorities were mentioned:
  - Properties that border wetlands, the harbor, the bay, etc.
  - Land that is essential for climate change mitigation.
  - Properties targeted for affordable housing.

B. Hurter asked the Committee to review the Code of Conduct that R. Curley sent out and to be ready to discuss it at the February meeting.

Meeting adjourned 5:46 pm

Respectfully submitted,

Peggy Sagan, Secretary, OSC