



Town of Barnstable

Land Acquisition and Preservation Committee

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Minutes

August 12, 2013

Selectmen's Conference Room

367 Main Street, Hyannis, MA

| | |
|-----------------------------|---------|
| Kris Clark - Chair | Present |
| Phyllis Miller – Vice Chair | Present |
| Duncan Gibson | Present |
| James Hinkle | Present |
| Thomas Mullen | Absent |
| Stephen O'Neil | Present |
| Tom Lee | Present |
| Steve Gould | Present |
| Vacant | |

As a quorum has been met, Kris Clark opens the meeting at 5:33 PM.

Approval of Minutes

Motion is made by Duncan Gibson and seconded by Tom Lee to approve the minutes from July 8, 2013 as submitted.

Vote:

All in favor

Old Business

Chair's report: Kris Clark

▪ **Open Space and Recreation Plan's implementation strategy**

Kris Clark states that it was brought to her attention that perhaps they should readdress the update from the Barnstable Water and Fire District. The list of parcels was submitted back in March along with the Implementation Strategy with Community Preservation Committee. It was suggested that they approach CPC for any consideration or for recommendations on the list. Kris will be attending the Greater Hyannis Civic Association Board of Directors meeting on Tuesday, August 13th. Also attending that meeting will be Deb Krau from the Water Board who will be addressing issues and concerns of land acquisition as it relates to their charge but that discussion is in executive session. Kris suggests sending a letter to the Prudential Committee regarding this also.

▪ **Update on the vacancy on our committee**

Kris has no news on any candidates or when the appointments committee will meet again. They discuss candidates that are interested. Ann Canedy to do follow up on this.

Please note that the committee may act on items in a different order than they appear on this agenda.
Also, if it so votes, the committee may go into Executive Session

▪ **Tax Credit Workshop for Barnstable property owners in the works**

Kris explains that this was in response to the meeting hosted by Mark Robinson who was hoping that Barnstable Land Trust, Orenda and LAPC would be co-sponsors of the workshop. Kris states that this workshop is slated for mid-November if all co-sponsors agree.

New Business

▪ **Review of conservation restriction for property located at 483 Lumbert Mill Road, Marstons Mills, MA as shown on Assessor's Map 146 as parcel 021**

Jim Hinkle recommends carrying this over to the next meeting in order for members to review it. Kris explains that was late in arriving and just prior to this meeting, she received a phone call from Jaci Barton who indicated that neither her nor a representative from the Compact could attend. However, Jaci stated that this parcel was identified in 1985 as desirable for acquisition by Barnstable's Open Space Task Force, is in a zone of contribution of the Centerville, Osterville, Marstons Mills well field, in the Lumbert Mill Wetland Corridor and sits adjacent to other protected land that was purchased by the town. Jaci also stated that she is confident that her board would support it. Steve O'Neil asks how they determine the value. Duncan Gibson states that it has gone down in value and asked Lindsey Counsell who stated that they went with their appraiser's recommendation. Duncan made it clear that going forward, CPC should not use the 300% markup as their value for properties being purchased. Duncan Gibson gives the past appraisal figures of that parcel. Steve O'Neill comments that at some point, someone could've filed an abatement on it. Duncan Gibson would like to know what David Houghton's two concerns are as commented on the draft conservation restriction (**EXHIBIT A**). Kris will defer the vote until next month.

Updates

▪ **Santuit Preserve: Phyllis Miller**

Phyllis had a good meeting on July 25th with Dan Santos from Town of Barnstable - DPW and Drew McManus – Conservation Agent from Mashpee. They walked the Barnstable property portion to get an idea of what shape the trails are in. After the walk they decided to meet and format late a management plan for the Preserve. She has set up a meeting with Catherine Laurent, Dan Santos Drew McManus and herself to meet in the middle of September.

▪ **Pathways: Farley Lewis & Tom Mullen**

Neither are here but there is a fall walking weekend and are looking for a volunteer for a leader.

▫ **Pathways Fall Walking Weekend: October 11 – 14**

▫ **Community Preservation Committee**

July 22nd: Steve Gould **meeting was cancelled*

▫ **Town Council workshop with CPC review as it relates to open space**

Kris asks Tom Lee for comment on this. Tom Lee states that the Town Council promised a written direction in terms of what the priority would be. Ann Canedy would like to add that previous to that, she attended a Community Preservation Coalition of Massachusetts meeting hosted by Stuart Saginor – Executive Director. Other attendees of this meeting were Kris Clark, members of CPC, Jaci Barton, and Ruth Weil. This meeting went over the new legislative changes to the Community Preservation Act. Of interest to this committee is the tightening up of the requirement that open space land acquisitions be protected with conservation restrictions. She thinks that it is clear that going forward that purchases are to be protected with conservation restrictions paid for with CPC funds. What also was clear from Stuart Saginor was that this is retroactive. Ann states that we have parcels in the Town of Barnstable that have been acquired under this act and the Land

Bank Act that have not been protected. Ann is committed to work with this committee through Kris, Jaci Barton and Mark Robinson, to identify these parcels.

▫ **August 26th:** Phyllis Miller is to attend the CPC meeting.

▪ **Town Council Liaison: Councilor Ann Canedy**

Ann Canedy comments that Duncan Gibson made some good points about the purchase price of the Lumbert Mill property and will bring it up at the Town Council meeting. She supports it as it is part of a larger protected corridor. Steve O'Neil would like to know more on the valuation. Ann will talk to the town's appraiser and bring it to Kris

Announcements

Correspondence

Items not reasonably anticipated by the Chair

Public Comment

Other

Motion is made by Steve O'Neil and seconded by Duncan Gibson to adjourn. .

Vote:

All in favor.