

Land Acquisition and Preservation Committee

Minutes

July 10, 2023 at 5:30 p.m.

CALL TO ORDER AND INTRODUCTION OF MEMBERS

Vice Chair Farley Lewis calls the meeting to order at 5:34 p.m.

Member	Present	Absent
Ann Canedy – Chair	X (late)	
Farley Lewis – Vice Chair	X	
Phyllis Miller		X
Elizabeth Lewis	X	
Douglas Payson	X	
Elissa Crowley	X	
Anne Rowland	X	
Tracy Pratt		X
Cate Gulliver	X	

Also in attendance is Alicia Messier, GIS Coordinator; Kris Clark, Town Council Liaison; and Genna Ziino, Administrative Assistant.

NOTICE OF RECORDING

Please note that this meeting is recorded and broadcast on Channel 18. In accordance with MGL Chapter 30A §20, I must inquire whether anyone is taping this meeting and if so, to please make their presence known.

APPROVAL OF MINUTES

June 12, 2023 – Doug Payson makes a motion to approve. Anne Rowland seconds.

Vote:

Aye: Farley Lewis, Elizabeth Lewis, Doug Payson, Elissa Crowley, Anne Rowland, Cate Gulliver

Nay: None

TOPICS FOR DISCUSSION

New Business

- Presentation by Janet Milkman, Barnstable Land Trust (BLT), regarding acquisition of two parcels totaling 9.5 acres on Wheeler Road, Marstons Mills

Janet Milkman explains to the Committee that the purchase of the Wheeler property is an opportunity to protect land abutting the Fuller Farm property along Middle Pond, and so is an opportunity to extend the green corridor. The land has a small house on it but the rest of it is in its natural state. It has been a holly farm nursery for many years, run by Wilfred Wheeler and his descendants. Now, BLT is on the verge of an agreement with the family to protect the property in perpetuity.

Ms. Milkman walks the Committee through a presentation. This is a \$1.825 million project but the property could be divided into 4 lots potentially, so the value is much higher. The intention is to leave the existing house and use it for caretaker housing, with a CR on the house lot. She breaks down the budget: they would go to CPC for half the funding, and half of that amount would be reimbursed by a state land grant that they are applying for. They are asking the town to contribute about \$450,000. They have submitted a letter of intent, which has been accepted for the next stage of the process. The reason for the rush is that the family wants to close in June of 2024, so BLT needs to apply for grants right now.

The property is in the Resource Protection Overlay District and the Groundwater Protection Overlay District. Its shorefront is in a state-designated priority habitat for rare species. It is located entirely in the Aquatic Core Buffer BioMap Layer, and falls in the Rare Species Core and Aquatic Core. It is mostly prime forestland and prime farmland soils. There is a trail around the property that they could potentially connect to the existing trail around the Fuller Farm property. There will be public access and parking. The group discusses a private way that is near the property—Ms. Milkman is not sure of the ownership but will resolve the status before they present to Town Council. Doug Payson suggests they emphasize that this is a historic property in the sense that William Wheeler

made strides in horticulture here by propagating varieties of holly trees. He believes protecting the shorefront and the herring run at Middle Pond are critical, and says it may be worth investigating if there are funds reserved for that. Regarding the health of the pond, Ms. Milkman says it is fairly healthy—Indian Ponds Association monitors it closely and is considering a treatment.

Ms. Milkman requests a letter of support for the town pursuing the land grant and explains that it is instrumental that the town supports this, as the grant is only given to municipalities. Chair Canedy arrives at the meeting at this point. Doug Payson makes a motion that the LAPC draft a letter in support of the town pursuing funding for the purchase of 150 and 178 Wheeler Road. Ann Canedy seconds. Ms. Milkman clarifies that the town will hold a CR on the 5.5-acre piece, not the entire 9.5 acres.

Vote:

Aye: Ann Canedy, Farley Lewis, Elizabeth Lewis, Doug Payson, Elissa Crowley, Anne Rowland, Cate Gulliver

Nay: None

- Discussion about proposed land transfer – Cape Cod Community College

Councilor Clark provides background: August 17 is when the 120-day appeal period will be up, and there will likely be another meeting after that. This transfer is going from the State Department of Transportation to the college. The college intends to use the paths and property for outdoor education and activities as it has been. She believes the Committee should endorse that this transfer will enhance the college's outdoor education programs. Chair Canedy will arrange a meeting with Town Manager Mark Ells before making a final recommendation.

Old Business

- Update from Alicia Messier regarding Walking Library

Alicia Messier relays that a draft Walking Library is up on the town website. She explains that there was pushback from the web designer about the Committee's original plan. As a result, the appearance is different and there is no integrated filter option. If the Committee feels strongly about a design or including that option, they could contact Lynn Poyant. The group discusses formatting options and whether changes are necessary. Ms. Messier says it was added to Conservation's page too, but that it was important that they differentiate the Walking Library walks from the Conservation trails that are separate. The Committee may need to have a discussion with Conservation and Recreation to see if merging trail information makes sense at any point. Ms. Messier says she sent along an updated Crooked Cartway map to the Committee. Members can submit their edits to that or anything else via email.

The group views the Walking Library webpage. It is linked from the LAPC page under the name "Walking Trails" and the group discusses whether that is the most appropriate title. Farley Lewis requests changes to the header row: it should say "distance" rather than "out and back," and it should say "level of difficulty" rather than "difficulty." Councilor Clark thinks a screenshot of this may help to show Town Council that the LAPC is executing action items from the town's OSRP.

- Update on status of outstanding Conservation Restrictions - Harju, Amaral, Prince Ave, Commerce Road (Bowles), Cotuit School

Commerce Road is done. Cotuit School's status is unknown. Harju, Amaral, and Prince are still at the state level but are closer to completion.

- Status of Conservation Tracking Chart

Chair Canedy doesn't know the status of this. She thinks it should start at CPC or Conservation rather than legal.

- Update on proposed committee name change (to Open Space Committee)

At the July 20 Town Council meeting, Chair Canedy will be presenting on why the LAPC name should be changed to the Open Space Committee. She asks the members to join the meeting if they can. She will talk with Genna Ziino about help with a PPT and will email a request to Town Council that this item be pushed up on their agenda. Chair Canedy makes a motion to support the name change from the Land Acquisition and Preservation Committee to the Open Space Committee, with the supporting update to the code and mission statement. Cate Gulliver seconds.

Vote:

Aye: Ann Canedy, Farley Lewis, Elizabeth Lewis, Doug Payson, Elissa Crowley, Anne Rowland, Cate Gulliver

Nay: None

- Update – Pathways Project and Loop Trail

Doug Payson updates the Committee that they have been clearing out the trail and the lumber was delivered today. He thanks Ryan Jones, who has allowed use of his electricity and for materials to be delivered to his house. The group discusses the design and purpose of the bridge. Doug Payson will take pictures and thinks some PR should be done once the project is completed. This would also be a useful project to show Town Council the Committee's action and collaboration with NEMBA.

- Report from Phyllis Miller/Tracy Pratt regarding Santuit Preserve

Chair Canedy says Grayce Rogers is still trying to put together a meeting and is having trouble engaging Mashpee. Tracy Pratt will probably represent the town.

- Report from Farley Lewis regarding Community Preservation Committee Open Space applications

Farley Lewis reports that the main topic was the letter of intent from BLT requesting \$905,000 for the acquisition of the CR on lots 3 and 4 for the Wheeler Road properties. An appraisal to determine the property value of 2320 Meetinghouse Way was ordered and received, but consideration of the acquisition of this property appears snagged on its proposed use for affordable housing.

- Update on Open Space & Recreation Plan

Chair Canedy has emailed Elizabeth Jenkins, Director of Planning & Development to see if LAPC members could attend and discuss the OSRP and action items. She will let the members know when she hears back.

- Report from Town Council Liaison Kris Clark

Councilor Clark hopes all members will join the July 20 Town Council meeting. The group discusses the agenda.

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

PUBLIC COMMENT

None.

ADJOURNMENT

Farley Lewis makes a motion to adjourn. Doug Payson seconds.

Vote:

Aye: Ann Canedy, Farley Lewis, Elizabeth Lewis, Doug Payson, Elissa Crowley, Anne Rowland, Cate Gulliver

Nay: None

Respectfully submitted,
Genna Ziino, Administrative Assistant

Further detail may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us>

DOCUMENTS USED AT THIS MEETING

- June 12, 2023 minutes
- Presentation by Janet Milkman (documents entitled "Maps and trails Wheeler," "Wheeler from Fuller," and "Wheeler View of Pond – Hollies")