



# Town of Barnstable

## Land Acquisition and Preservation Committee

[www.town.barnstable.ma.us/LandAcquisitionandPreservation](http://www.town.barnstable.ma.us/LandAcquisitionandPreservation)



### Committee Members

Ann Canedy – Chair    Farley Lewis – Vice Chair  
 Kris Clark    Elissa Crowley    Janet Crystal    Steve Gould    Thomas Lee    Phyllis Miller    Anne Rowland  
 Jessica Rapp Grassetto – Town Council Liaison

### Staff Support

Carol Puckett – Administrative Assistant – [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

## Minutes

**Monday, April 9, 2018**

**5:30 PM**

**Selectman’s Conference Room – 367 Main Street, Hyannis, MA**

Ann Canedy - Chair	Present
Farley Lewis – Vice Chair	Present
Phyllis Miller	Present
Kris Clark	Present
Steve Gould	Present
Tom Lee	Present
Elissa Crowley	Present
Anne Rowland	Present
Janet Crystal	Present

Also present were Elizabeth Jenkins – Director from Planning & Development Department, Jaci Barton – Land Use Specialist from Barnstable Land Trust, Mark Robinson from the Compact of Cape Cod Conservation Land Trust, and Carol Puckett – Administrative Assistant

### Call to Order/Introduction of Land Acquisition and Preservation Committee Members

Since a quorum has been met, Ann Canedy calls the meeting to order.

Everyone present introduce themselves.

Ann reads the following with no response:

### 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

Minutes from LAPC meeting of March 12, 2018

Motion is made by Kris Clark

Seconded by Anne Rowland

Vote:

AYE: Kris Clark, Steve Gould, Anne Rowland, Elissa Crowley, Janet Crystal, Farley Lewis

ABSTAINED: Phyllis Miller and Tom Lee

### New Business:

Planning And Development Department  
 Elizabeth Jenkins– Director  
 200 Main Street, Hyannis, MA 02601    367 Main Street, Hyannis, MA 02601  
 Phone: 508-862-4785    Fax: 508-862-4784

- **Update of draft Open Space and Recreation Plan- Elizabeth Jenkins and Anna Brigham; Possible vote to recommend approval.**

Elizabeth Jenkins and Anna Brigham are not present. However, Ann has asked both Elizabeth and Anna to provide her with a copy of the plan with all the revisions so that she can review it and will have them come back in May so that LAPC can vote on the Plan.

- **Presentation of Proposed Conservation Restriction for property known as Sprinkle property, a 2.18 acre parcel adjacent to Mill Pond in Marstons Mills. Jaci Barton, Barnstable Land Trust and Mark Robinson Conservation Land Trust to present.**

Jaci Barton first talks about the Sprinkle property and how Barnstable Land Trust (BLT) has begun the process last spring with the owner. BLT had applied for a state grant which was initially rejected. However, the state called last week approving the grant which would necessitate the need to get the process done by their deadline which is at the end of June. BLT is currently in negotiations with the owner of the property and are here first to get a letter of support in order for Janet Milkman – Executive Director of BLT, to provide it to the Community Preservation Committee for a funding request. They need to raise the funds for the purchase and demolition of two structures on the property and enough money to build a trail with kiosks to make it accessible to the public. CPC and the state can help with the funding of the acquisition but they will also need private funding. Mr. Sprinkle has submitted an application with the Barnstable Historical Commission and received approval for the demolition part. He has also received the state tax credit. They are hoping to get this all done in time for the state funding deadline. Ann Canedy thinks the property is important because of the on-site herring run, scenic vista and proposed trails. She notes that the funding for the demolition of the historic structures cannot come from CPC funding. Ann asks how much BLT will be asking CPC for. Jaci Barton states that they are looking for approximately \$200,000.

Tom Lee asks if BLT will own the land and have the town hold the conservation restriction (CR). Ms. Barton answers yes, with Town Council approval.

Ann Canedy asks Jaci of any potential hang-ups. Jaci responds that the state process is strict and that there is a plan for dredging of the pond on-site and that the town is interested in an easement for the dredging. BLT wants to be accommodating and notes that there may be Native American remnants which would be another reason not to disturb the area but depends on what is being proposed. Mark Robinson states that if dredging was to be done that it would be in a certain area and temporary. Jaci states that in order for BLT to meet the deadline they have to own the land before the end of June and perhaps the CR can come later. BLT will do everything they can to negotiate to get this done and since it is state money, perhaps the state will expedite the review of this. As for the other CR's, Jaci says that there is a new state reviewer and that David Houghton – 1<sup>st</sup> Town Attorney needs to see what there updated requirements are.

Tom Lee says that the Conservation Commission is understaffed and has no manpower to do the CR inspections which could cause a delay if the town holds the CR's.

As for the Sprinkle property, Ann Canedy asks if there will be public access. Mark Robinson states that because of the steep terrain and wetland issues there needs to be a trail designed perhaps along the head of the herring run skirting the wetland on the shoulder of the road behind a guardrail into the upland. Jaci Barton notes that the Marstons Mills Village Association has a request for a sidewalk from the center of the village to extend into Cotuit Landing Shopping Center. However, it is not necessary because there is room within the state layout for that sidewalk and language in the CR to allow that.

Ann Canedy asks about the removal of the parcel from the tax roles. Jaci Barton thinks the taxes are minimal.

Motion is made by Kris Clark and seconded by Tom Lee to write a letter of recommendation and support to CPC for the acquisition and CR of the Sprinkle property, a 2.18 acre parcel adjacent to Mill Pond in Marstons Mills.

Vote:

All in favor

Ann Canedy will write letter to CPC on behalf of the committee with a copy to Town Council.

- **Presentation of Proposed Conservation Restriction for property known as the Pozen Property on Peppercorn Lane Conservation Restriction located at 0 and 35 Peppercorn Lane in Cotuit. Jaci Barton and Mark Robinson to present. Exhibit C**

Mark Robinson states that the family is interested in donating two lots for a total of 4 acres off Peppercorn Lane. These two lots have been in the family for some time. They have been approved for the tax credit program and would like to donate the parcels before the end of June. As part of the state tax credit, they intend to make the donation before the end of June and need a CR for that purpose. No town money is involved and the CR will be held by the Compact of Conservation Trust of Cape Cod and the land owned by BLT. They are asking for a letter of recommendation and support from LAPC to the Conservation Commission and Town Council to approve the CR as a way to further protect this forest land.

Motion is made by Phyllis Miller and seconded by Anne Rowland to write a letter of recommendation and support to the Conservation Commission and Town Council to approve the CR for property located at 0 and 35 Peppercorn Lane in Cotuit.

Vote:

All in favor

Ann Canedy asks if there will be public access. Mark Robinson states that there will not be a trail as there is lots of thicket, no place to go and that this is mostly to protect habitat.

- **Presentation of Proposed acceptance of gift of land known as Maddalena property located at 0 Bumps River Road in Centerville presented by Mark Robinson.**

Jaci Barton says it has been on the priority list for a long time. It is 5.92 acres and abuts town of Barnstable land and the most visible property in that area. They have been working with the family who has been approved for the tax credit. BLT thinks that the Town of Barnstable should own it since they own the adjacent land which they maintain. However, if the Town of Barnstable does not want to own it then BLT is willing to own it but wants the town to hold the CR. If the Town of Barnstable wants to own it then BLT will hold the CR. She notes that this parcel contributes to water quality and is the backdrop for the Mill Pond itself. They are not looking for a lot of money from CPC (approximately \$35,000) and that they are looking for a letter of recommendation and support from LAPC.

Phyllis Miller notes that this is mostly wetlands. The members discuss who should own and who should hold the CR.

Motion is made by Phyllis Miller and seconded by Kris Clark that the chair of LAPC send a letter of support and recommendation to the Conservation Commission and CPC to purchase this parcel because of its proximity to water resources, is adjacent to town owned property, and fits LAPC's criteria.

Vote:

All in favor

Jaci Barton says that once the CR is written, they will come back to LAPC for review.

- **Open Meeting Law (OML) Review Meeting-May 8**

OML Update will be attended by Ann Canedy and Farley Lewis on May 8, 2018 from 10:00 to noon in the Hearing Room at 367 Main Street, Hyannis, MA. Members receive a handbook and submit an acknowledgment sheet.

#### Old Business:

Planning And Development Department  
Elizabeth Jenkins- Director  
200 Main Street, Hyannis, MA 02601 367 Main Street, Hyannis, MA 02601  
Phone: 508-862-4785 Fax: 508-862-4784

- **Status of Santuit Preserve Management Plan-Phyllis Miller**

Phyllis states that there is nothing new to report. However, she believes that the management plan is near to be complete.

Ann reports that two AmeriCorp members: Dylan Davids and Emily Baker, along with Chris Gonnella from DPW and Will Holden from BLT have been working on the pathways doing clean-up. Janet Crystal, who along with Farley Lewis and Elissa Crowley, went to a meeting with the AmeriCorp volunteers. The meeting entailed getting the trails on maps, kiosks, the possibility of people on bikes using the trails, and how to define the committee's mission. Ann Canedy states that the County Farm was discussed and if there are any plans to go through that property that they would need to talk to the County Administrator, Jack Yunits or County Commissioner - Leo G. Cakounes.

Farley will follow-up with Dillon Davids and Will Holden. There will also be a meeting with Heather McElroy at the Cape Cod Commission on April 24<sup>th</sup> at 2:00 pm, Farley Lewis and Janet Crystal to attend.

The discuss signs for placement at the beginning of scheduled walks. Steve Gould would like to see if anyone would like to donate to the cost of signage. Members thank Steve for his contribution and efforts.

- **Update on Pathways Project and Spring Walking Weekend- Farley Lewis**

Walking weekend is this weekend. Dates, times, trails and publicity for the walks is discussed.

Farley will also be discussing the pathways on Channel 18 with Paula Hersey on Barnstable This Morning tomorrow morning (April 10<sup>th</sup>).

- **Adjournment**

Motion is made by Phyllis Miller and seconded by Kris Clark to adjourn.

Vote:

All in favor

Seconded by

APPROVED