



TOWN OF BARNSTABLE

SANDY NECK BOARD
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Sandy Neck Board Meeting **September 12, 2022**

A regularly scheduled meeting of the Sandy Neck Board was held on September 12, 2022 at 7:00 pm in the Selectmens Conference Room.

Chairman:

Thomas O'Neill

ViceChairman:

Peter Sampou

BoardMembers:

Ann Canedy
William Carey
William Monroe
Joe O'Brien
Maureen Piccione

CouncilLiaison:

Gordon Starr
Kris Clark

BarnstablePD

Liaison:
Chris Kelsey

Roll Call:

Board Members present by roll call: Tom O'Neill, Pete Sampou, Maureen Piccione, Bill Monroe, Ann Canedy, and Bill Carey, (late).

Board Members absent: Joe O'Brien

Staff: Nina Coleman, Sandy Neck Park Manager, Hannah Lawrence, Assistant Park Manager, and Donna Bragg, Operations Supervisor.

Staff Member absent: None.

Council Liaisons present: Kris Clark and Gordon Starr.

Barnstable Police Liaison: Chris Kelsey.

Public: Paul Berger, Wendy Paquette, and Rich French.

Guest Speaker: M. Leslie Fields, Coastal Sciences & Planning Team Leader and Amber Unruh, DPW.

Act on Minutes:

On a motion by Ann Canedy and seconded by Pete Sampou, the Sandy Neck Board voted by unanimous consent to approve the August 8, 2022 Board Minutes.

Public Comment: None.

Correspondence: None.

Staff Report: Taken out of Order.
Hannah Lawrence addressed the Board.

- We are down to a skeleton crew, having a few remaining seasonal employees and regular staff.
- Labor Day weekend was busy with the Monday holiday not being as busy as the rest of the weekend.
- A reminder that Off Road Vehicle Permits go on sale at a reduced price the day after Labor Day.
- Tom asked about the Access Trail, having seen several vehicles getting stuck as they go onto the beach. He wanted to know some of the challenges staff face. Hannah responded that it was all types of vehicles getting stuck, not just campers. Not airing down tires is one of the issues. Hannah said when a vehicle becomes stuck it is very time consuming for staff to help as well as direct traffic. If a tow truck is required, it can take up to a couple of hours. Tom asked about the camper fire and what the cause was. Hannah said there was no exact reason we were aware of. The camper could have just overheated. Pete asked if the very dry summer had something to do with the issues on the Access Trail. Hannah said that was part of the issue.
- Ann Canedy asked about the Gatehouse hours. Donna responded that the hours of operation are still 8 am to 9 pm.
- Tom asked if campers had the same equipment requirements as daytrippers. Nina said campers were required to have the same seven pieces of equipment as daytrippers, including a bucket that is required as of this year. In addition, campers are required to have a working carbon monoxide detector as well as a thirty foot measuring device. Staff also inspects the tanks in a camper; gray as well as black water tanks are required. Tom asked Chris Kelsey if the state inspection is the same for a camper as other vehicles. Chris deferred to Maureen Piccione as she owns a camper. Maureen stated that inspections for a camper are the same as other vehicles. Safety requirements are the same. Maureen also said that when she is on the beach that unstickered vehicles sometimes end up on the beach. Nina said that once in a while that happens, but for the most part it is stickered vehicles that get stuck. Could be the vehicle's four wheel drive is inoperable or they have not aired down properly. Once a vehicle gets stuck it creates ruts on the Access Trail causing a domino effect and others get stuck. Two wheel drive campers a more problematic as they are larger and more time consuming to get out. Tom asked if you can bring out a non-road legal vehicle. Nina said the vehicle must be road legal. Tom asked about inspection stickers. Nina said our regulations require a valid registration and we do not deal with vehicle inspection stickers.
- Donna spoke about the upcoming CoastSweep event and invited everyone to join in cleaning up Sandy Neck Beach. Date and time of the event is Sunday, September 18th from 9 am to Noon. Gloves and trash bags provided by Sandy Neck Staff.

Old Business:

1. Conservation and beach erosion along our coastlines.

Sandy Neck Beach Coastal Resiliency Alternatives Analysis Presentation update provide by M. Leslie Fields; Coastal Sciences & Planning Team Leader with the Woods Hole Group.

Tom addressed the Board and stated that there was a lot of detail in this presentation. The details would be addressed later. The Town of Barnstable has asked to Board to consider the nine alternatives before them and come up with a consensus of three recommended alternatives for further study by the Project Team determining what would be the best alternative for Sandy Neck Beach Park. After determination of the best alternative(s), the next step will be presenting to the Town Manager and Town Council for approval.

Leslie Fields addressed the Board with the presentation. Agenda for this meeting is based on alternatives that have been ranked based on certain criteria that are in the presentation. Board to select three of those alternatives. Woods Hole group will then dig deeper into the details and analysis of the three that are chosen.

The breakdown of the presentation is as follows:

- A. Updated/New Alternatives
- B. Alternatives ranking
- C. Sandy Neck Board to select three alternatives and provide recommendations to decision makers.
- D. Working Group selection of three alternatives.
- E. Receive input from decision makers.
- F. Detailed designs for three alternatives.

- G. Regulatory agency meetings.
- H. Public meetings
- I. Final report.

Leslie went on to explain the timeline of the project outlined in the Agenda. An executive summary will be completed and sent to Tom where he can distribute to Board Members should they wish.

Leslie explained the alternatives that are being looked at.

#2 Alternative: Conventional hard engineering structure. It is a stone revetment with a vegetative sand cover.

#3 Alternative: Soft engineering structure using Bio-engineered sand-filled coir bags.

#5A-5D Alternatives: Managed site configuration.

#6 Alternative: Relocation of parking lot, Off Road Vehicle Trail, expanded number of air up/down stations, and includes new Gatehouse up at parking lot.

#7 Alternative: Partial retreat.

Benefit to cost ratio was applied to each alternative.

Rating value was applied to each alternative based on benefit to cost ratio, performance and longevity, permitting, and benefits to the resource area, such as impacts on endangered species.

Cost comparison applied to all alternatives. This is based on initial cost, fifty year maintenance cost, and final cost.

Questions regarding ongoing maintenance costs were asked by Tom with Leslie explaining the differences based on each alternative. Nina clarified that alternatives 2 through 5D does not include moving the Gatehouse.

Leslie presented a comparison matrix comparing each alternative. There were questions regarding parking spaces and why the parking spaces were less. This was based on current parking building lot requirements and codes.

Leslie asked for discussion and questions. Bill Carey asked about the elevation of the lower parking lot. Would it be filled in to the same elevation as the upper parking lot? Leslie answered that it would not be but there would be a protective dune.

Ann asked about alternative #2, hardscaping the front dune. Leslie said the structure would cause adverse effects on the adjoining beach. If the sand is taken by a storm, it would need to be replenished immediately. Ann discussed retreating and is not in favor of that option. Pete said that where the beach would be armored would not protect the Great Marsh at all. There was a further discussion about permitting alternative #2. Nina suggested that alternative #2 be one of the three alternatives the Board moves forward for consideration.

Amber Unruh, DPW addressed the Board: Amber said that this decision making process of choosing three alternatives was built into this process to continue evaluating. Stone revetment was brought up again as it was discussed in 2016.

Tom said the mission of this discussion is to protect the assets of Sandy Neck Beach for fifty years.

Questions from Board about moving the Gatehouse and if we could move the Garage were answered by Leslie who stated that there are many possibilities. Kris Clark asked if the public would be able to see the upcoming meetings even if they cannot participate. Tom said he wasn't sure. Amber said it was not advertised as a public meeting. After selections have been made and 3D images provided, then the public would be involved. Amber said the summary would not provide any details needed to make a decision on the three choices voted on at this meeting.

Tom asked for a motion to vote on the three alternatives.

Pete Sampou made a motion to put forward alternative options, #2, 6#, and #7 to be put forth to the working committee. Bill Monroe seconded. A final discussion took place prior to the vote. The Sandy Neck Board voted by unanimous consent to approve the vote. * See attached presentation.

Kris Clark asked when the public meetings would take place. Amber said that over the next couple of weeks. One meeting will be in person and one virtually.

2. Economic sustainability. None.

3. Public outreach and public use & participation. None.

New Business:

- 1. Fee Discussion:** Tom O'Neill addressed the Board. Tom spoke about the costs of the upcoming project and stated that we want to make sure that the project has the best chances of passing. We have to be thinking about all sorts of funding options. Through the data that Nina sent Tom, it appears that Sandy Neck has become the beach of preference. He spoke about the Off Road Vehicle sales over the years. Barnstable Resident sales have gone down over the years as Non-Resident sales have exploded. He spoke about the fee structure. He has asked the Board to begin to think about Sandy Neck as a business.

Bill Carey asked about the Sandwich fees for the Sandy Neck Public Beach that are done by contract.

Nina Coleman addressed the Board. Nina told the Board that the contract with Sandwich is for the Public Beach and we are speaking about the Off Road Vehicle Beach. Nina said that with the upcoming project, funding needs to be looked at as well as the debt service Sandy Neck will be taking on. Nina said we have a little shy of a million dollars in surplus. Nina has spoken to the town Director of Finance, Mark Milne, regarding the upcoming financial needs for Sandy Neck. We have some freedom here with the upcoming capital expenditure to raise some fees and bank some money. We are looking at a million dollars for a down payment and will need to look to the future for cost of the debt service and maintenance costs for the project. Nina said we are looking at about four years into the project when Sandy Neck would have to start paying the bill. It was recommended that Sandy Neck have a million dollars for the down payment as well as the revenue to cover the debt service and maintenance costs. This would potentially be 3.2 million dollars. We need to have a plan for the next four years. One option is to approach the Town of Sandwich regarding the contract for parking at the Public Beach. But we are mainly dealing right now with the Off Road Vehicle Beach.

Hannah put together the presentation with a comparison of other beaches fees; Sandy Neck is among the lowest in price. Nina is looking at potentially raising Non-Resident fees. Bill Carey asked how we can figure it out if we don't know what the cost will be based on the alternative selected. Nina responded that she looked at four million dollars with one million dollars down and a debt service of three million over the next fifty years. Pete said he was pleased with the work that has been done and looking at Resident/Non-Resident fees. Bill Monroe stated that the chart spoke to how we don't charge campers more than daytrippers and other beaches do. Bill Monroe asked the percentages of campers to daytrippers and Resident to Non-Resident. Nina will put together more information for the next meeting regarding ratios. Bill Monroe asked about the Property Owner leases. Are those lease fees sent to the Town General Fund or are they included in the Sandy Neck revenues? Nina said the lease fees go to Sandy Neck; right around fifty-thousand dollars. Taxes, by law, are not allowed to be included in what is received by Sandy Neck. Bill said that many of the leases are coming up for negotiation in the next couple of years.

Nina said she sees what other beaches do for campers on their beaches. Some beaches charge for the permit and only allow the camper twenty-one days during for the season. Our system is set up by pay by night with no limitations as to how many times a camper can be on the beach during season. Our fees are user based. Camper sizes need to be looked at. Gordon asked how many nights the campers are out there. Nina will provide the information at the next meeting. Bill said Nauset Beach was most comparable to us. Kris Clark said she understands Nina's concern regarding camper sizes.

Matters not Reasonably Anticipated by the Chair: None.

Public Comment: Wendy Paquette addressed the Board. Vehicles getting stuck on the beach is not the size of the camper but rather the operator of the vehicle. Regarding the fees, no one else charges an overnight fee. If an average camper spends ten weekends on the beach through October they are paying between four hundred to five hundred dollars for the season. Donna responded that it is a lifestyle out there and people really enjoy it. Tom reiterated that we would be depending on Non-Residents for fees. Wendy asked if raising the fees, two to one would not be done any more. Chris Kelsey spoke about raising fees as Nauset did and losing people. Donna replied that Nauset is closed for most of the season. Folks come to Sandy Neck and want to stay.

There being no further business, the meeting was adjourned by unanimous consent at 9:12 pm.

Respectfully submitted,

Donna Bragg, Secretary Pro Tem

Attachments:



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Presentation_9-12-20



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