



Town of Barnstable

Land Acquisition and Preservation Committee



www.town.barnstable.ma.us/LandAcquisitionandPreservation

Committee Members

Ann Canedy – Chair Farley Lewis – Vice Chair
 Elissa Crowley Steve Gould Elizabeth Lewis Phyllis Miller Douglas Payson Tracy Pratt Anne Rowland
 Kris Clark – Town Council Liaison

Staff Support

Rachael Toolas – Administrative Assistant – rachael.toolas@town.barnstable.ma.us

MINUTES
Monday, October 4, 2021
5:30 PM
Selectman’s Conference Room – 367 Main Street, Hyannis, MA

A quorum has been met, Ann Canedy –Chair opens the meeting at 5:35 PM.

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

Ann Canedy - Chair	Present
Farley Lewis – Vice Chair	Absent
Phyllis Miller	Present
Elizabeth Lewis	Absent
Steve Gould	Present
Douglas Payson	Present
Elissa Crowley	Present
Anne Rowland	Present
Tracey Pratt	Present

Also present were Kris Clark – Town Council Liaison and Rachael Toolas – Administrative Assistant

Janet Milkman, Executive Director of the Barnstable Land Trust
 Bryan Hughes, Save Twin Brooks
 Casey Chatelain, Deputy Director, Barnstable Clean Water Coalition
 Denise Johnson – Member of the Public
 Harry Alverson -Save Twin Brooks

Chair Canedy reads the following:

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.

No Response

Approval of Minutes

- Member Phyllis Miller motions to accept the minutes of August 9, 2021, Member Doug Payson seconded.
 Vote: All in favor

- Member Doug Payson motions to accept the September 13, 2021 minutes, Member Tracey Pratt seconded.
 Vote: AYE: All in Favor

New Business

- Chair Canedy requests to update Board Member contact information.
- The committee took a moment of silence in memory of former Town Councilor Rick Barry. Chair Canedy spoke of former Councilor Barry, expressing her appreciation for his beneficial work over the years to the Town. He will be missed.
- **5:40 PM Barnstable Land Trust Discussion of Twin Brooks**

Janet Milkman, Executive Director of the Barnstable Land Trust (BLT) discussed how they would approach an alternative architectural design for 35 Scudder Ave., Hyannis, also known as the Twin Brooks project. Barnstable Land Trust was approached by some Town Council Members and neighbors of the project to engage once it was learned of the developer's interest in the 35 Scudder Ave. BLT was not informed about the developer's proposal of 312 units and 468 parking spaces until after it was already under agreement. This is one of the few large remaining open spaces in Hyannis. BLT took a three-prong approach: 1) BLT wrote to the owner and said should the agreement fall through BLT would be interested in conserving the property; 2). BLT is very aware that golf courses on Cape Cod and other recreation lands are considered "already developed" by the Cape Cod Commission, so they are the next frontier of development. BLT has started a conversation with the Cape Cod Commission as to how they might treat these lands differently than they do now. 3) The use of this property needs to be considered in context of the West End of Main Street location.

Barnstable Land Trust has hired a planning and development firm to draft three proposals based on community input of how they would like to see the property developed. BLT would like to tap into these voices that are not always heard in the community. Three alternative proposals would be shared publicly then narrowed to one final proposal. BLT is in the beginning of the engagement strategy and is looking to have this shared with the public sometime in January 2022.

Member Payson questioned why the developer is not using the existing area of the parcel that already has a building on it and a parking lot. It's important that the Community sees the large picture of the development proposed in the West End of Hyannis.

Chair Canedy asked if there were any other questions from the committee before opening to the public.

Public Comment: Harry Alverson, a Barnstable Resident and voter, asked Director Milkman if BLT's vision is to work with LMC or another possible developer. Mr. Alverson asked Director Milkman if she had met with the developer. BLT has not met with the developer although they have been asked to meet with them. BLT doesn't feel they are in a position to negotiate. Their role is to help the Town be creative and hear other voices in the community and get the help of a professional design company. It is the Town's responsibility to work with the developer.

Mr. Alverson and Mr. Hughes (also present) did meet with the developer. The developer came to the table with the understanding that Mr. Alverson and Mr. Hughes were part of a neighborhood group with no particular standing in the Town. Mr. Alverson stated that the developer, for economic reasons, had no plans to change the number of units and was pleased with the number of parking spaces and other conditions. LMC builds identical properties in other areas of the country. They have to build this number of units to be cost effective.

Member of the public Bryan Hughes questioned Director Milkman whether the proposal by Barnstable Land Trust would be shared publicly before it was narrowed down to the final Proposal. Ms. Milkman said that yes the initial options would be shared.

Committee Member Phyllis Miller wondered why Barnstable Land Trust was involving itself in housing matters. Ms. Milkman states that BLT has to adjust its focus in this unique situation. The land is already under contract and there is a need for housing on the Cape. Barnstable Land Trust wants to engage in a constructive manner. Chair Canedy adds because this parcel is already considered "developed" that it is looked at differently by the Town Council and the criteria used is different. It's good that the Barnstable Land Trust is having a conversation with the Cape Cod Commission in regards to reuse of land that has been considered "developed" like golf courses which may be the next areas to be developed for housing.

Member of the public Denise Johnson stated the Town should look at the West End as a whole with a vision of what will happen in long term. Because there seems to be some ambiguity with what will happen with the conference center maybe the Planning Board needs to look at this closer. Will BLT collect feedback from residents of other villages? Director Milkman would like to hear from anyone or groups that would have an opinion and share it with them.

Member Payson is concerned with Hyannis looking like any place in America, losing its uniqueness. It's a good idea to reuse a location that already has a building and change its use.

Member Anne Rowland refers to Mr. Alverson having seen the pictures of the proposed buildings. As a visual person it may be beneficial to show residents the impact of development versus blueprint plans.

Mr. Alverson states the parcel currently is one 56 acre piece that will need to be subdivided. The developer only wants to purchase the golf course portion which is 40 acres.

Chair Canedy is going to put this on the agenda for November 8, 2021. A visual power point would be helpful.

Councilor Clark points out that during discussions at the Town Council meeting, The Open Space and Recreation plan is often sited in these situations. It is used many times as a reference to help make decisions. This committee helped write the plan and it's been very useful.

- **Presentation by Barnstable Land Trust of proposed Conservation Restriction for 20 acres**

Janet Milkman, Executive Director of Barnstable Land Trust presented on a 20 acre piece that is being donated using the state tax advantage program. It's located behind Centerville Elementary School. Much of it is swamp, but it sits next to a parcel that was donated by the Silvia brothers and meant to be used as an outdoor education center. There is a beautiful boardwalk and it has public access to the property. We would like to work with the Town and make a trail that would connect the two parcels over the road. Because it's taking advantage of the Massachusetts Conservation Land Tax Credit it requires a Conservation Restriction. It's to be used as passive recreation. It needs to be approved by Town Council, which is required by the State. We're looking for the support of the LAPC committee for the conservation restriction. Member Payson wondered if it had been an old bog. What is the tax loss to the town? Most likely it will not be much because the land is undevelopable. Chair Canedy would like a vote on approval for support. Member Miller felt rushed in making a decision to vote tonight, not having seen the property recently herself.

Presentation Materials: Silvia PDF file

Member Payson motions to move in support of the proposed Conservation Restriction for the 20 acres, Member Anne Rowland seconded.

Vote:

AYE: Doug Payson, Elissa Crowley, Anne Rowland, Tracey Pratt, Ann Canedy, Steve Gould

NAY: Phyllis Miller

- **6:40 PM Presentation by Casey Chatelain**

Shubael Pond

Casey Chatelain, Deputy Director for Barnstable Clean Water Coalition (BCWC) re-stated the mission of the organization which is to restore and preserve clean water in Barnstable. This includes our drinking water, ponds, and estuaries. Using a power point presentation Director Chatelain discussed enhanced alternative septic systems and how it reduces nutrient levels going into the groundwater over the traditional Title V and I/A septic systems. It is a very lengthy process to get approval of a new septic system product. BCWC is working with enhanced I/A septic systems which show promising results of dramatically reducing nitrogen levels. This would greatly improve water quality. BCWC is in the beginning stages of approval. The nice option is this can be retro fitted to an existing Title V system. Currently, there is a cluster of septic systems with this technology in a neighborhood on Shubael's Pond. Barnstable Clean Water has invested in the installation and research of the enhanced septic system. They are collecting data to see how the nitrogen levels respond when they are in a cluster of septic systems with this technology.

Hamblin Cranberry Bogs

Another project the Coalition is overseeing is the restoration of the Hamblin Cranberry Bogs. The property consists of 56 acres. This site is particularly important because it sits at the bottom of a very large sub watershed. Any waters entering in this area come to the surface at these bogs and form the headwaters of the Marstons Mills River. Therefore, when water enters this area it goes into the groundwater and out to the estuaries within eight hours. Therefore there is an opportunity here to have a positive impact on the water quality in a short amount of time. The restoration of a bog is a process of bringing back the soil

from years of compacted sand, to its natural peat rich soil. The seeds in the peat begin to germinate and the land returns to its natural state. BCWC is in the conceptual design of how these bogs will be restored.

Presentation Materials: Power Point

Proposed 2022 Meeting Schedule

The meeting dates have been tentatively set for calendar year 2022.

Member Miller motioned to accept the dates that have been scheduled, Member Pratt seconded.

Vote: All in favor

Status of outstanding Conservation Restrictions – Harju, Amaral, Prince Ave.

No Discussion

Fall Walking Weekend Report – Farley Lewis

Member Farley Lewis did a wonderful job coordinating the walking weekend. Barnstable Land Trust, has also scheduled an additional walk that was not printed in the Fall Weekend Brochure.

Report from Phyllis Miller regarding Santuit Preserve

No Discussion

Report from Farley Lewis regarding Community Preservation Committee Open Space application

No Discussion

Report from Town Council Liaison Kris Clark

None

Items not reasonably anticipated by the Chair

None

Next Meeting

November 8, 2021

7:15 PM Adjournment

Motion made by Phyllis Miller to adjourn and seconded by Doug Payson

Vote: All in favor