

Minutes of the Open Space Committee, March 10, 2011

The meeting took place in the Caucus Room in Town Hall, from 3:30 until 5:15

Members present: Steve Milkewicz, Hank Janowsky, Dave Hale, and
Dennis Minsky (recording)

Also present: Ansel Chaplin, attorney and conservationist, Todd Westrick
(Beautification Committee), Paul Gavin (Town Assessor)
and Russ Braun (Town Building Commissioner)

-Hale moved, and Janowsky seconded, to accept the minutes of February 17, and the motion passed by a vote of 3-0-1.

-Ansel Chaplin addressed the committee on the details of tax benefits for conservation restrictions and land sales. He noted that in his experience when access is granted along with a restriction the reduction in taxes may be 90%. He also mentioned that for the rest of this tax year, there is a federal tax benefit of 50% of adjusted gross income for 16 years (but the transaction would have to be under agreement by the end of the year). He also pointed out that an appraisal would be necessary for either a conservation restriction or a bargain sale.

-Russ Braun emphasized that it is not possible to immediately figure the development potential of a property; many factors are in play, especially septic. He also mentioned that the Dillon property under discussion is in both Res 1 (single family, 8K square feet lots) and Res 3 (multiple units, 5K square feet) designations.

-In discussion the committee members agreed that our vote of December 6 authorized us to contract with the Compact of Cape Cod Conservation Trusts to investigate the Sarteriale and Dillon properties. Minsky will contact the Compact and get an agreement from them concerning work to be done. The Sarteriale property appears to be more straight forward, a sale, and all in Res 1, while the Dillon properties are a bit more complex, involving a possible combination of sale and conservation restriction.

-Minsky also mentioned that the Greenway definition to update the Open Space Plan still needs to be done, and at that time the Mayo property should be added to the list of properties of importance.

Dennis Minsky, chair