

Minutes of the Open Space Committee, September 29, 2011

The meeting took place in the Judge Welsh Meeting Room in Town Hall, from 2:30 until 4:15 PM

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

Also present: David Gardner, Assistant Town Manager, and Dan Hoort, Director of Finances

-Hale moved, and Minsky seconded, to approve the minutes of August 3, 2011, and the motion passed by a vote of 4-0-0.

- Minsky moved, and Hale seconded, to contract with Mike Sutton, Appraisal Company of Cape Cod, for a restricted format appraisal of the Sateriale property (all 6 lots, assumed to be HABU) for the amount of \$1,900, as quoted, said appraisal to be completed by October 21, 2011, as promised by Sutton.

In discussion it was stated that the funds for this and related actions would come from the administrative or pre-acquisition account established at an earlier town meeting. Mr. Hoort assured the committee that the account had a sufficient balance to cover this expense.

The motion carried, 4-0-0.

-Janowsky moved, and Hale seconded, that the committee authorize the payment of \$1,200 to the Compact of Cape Cod Conservation Trusts for a previously contracted analysis of open space options, invoice submitted.

In discussion it was stated that the funds for this expense would also come from the above-referenced administrative account.

The motion carried, 4-0-0.

-Hale moved, and Janowsky seconded, to contract with the Compact of Cape Cod Conservation Trusts for appraisal coordination and negotiation services associated with the effort to purchase the Sateriale property (“phase one” of the proposal submitted by the Compact) for a total not to exceed \$1,200, with the insertion of the phrase “including the preparation of a Community Preservation Committee grant proposal” so that the

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amended proposal will read: "Appraisal coordination and negotiation services = 20 hours @ \$60/hr. = \$1,200. Draft purchase agreement terms for town counsel; secure approvals; including the preparation of a Community Preservation Committee grant proposal; Spring 2012 town meeting prep."

In discussion the original proposal from the Compact was considered incomplete; a phone call to the Compact's executive director, Mark Robinson, resulted in the inserted phrase, which will be written onto the proposal and initialed by Minsky and Robinson. There was also some discussion of the costs associated with "phase two", \$3,000, but since that phase would not be undertaken, as written in the proposal, until after the successful completion of "phase one", the consensus was that we could wait to discuss the matter. These funds, too, would come from the administrative account referenced above.

The motion carried, 4-0-0.

-There was a discussion of a parcel of land available for purchase, 19-2-3, which abuts Cleveland Road on Beach Point. The merits of the property as open space, its relative value as wildlife habitat, its probability of development, were all reviewed. A possible combination of the property with Cleveland Road, which is a paper road, and probably town-owned, would result in an enhanced public access to the beach. Questions about Cleveland Road could only be answered with a title search, and the cost might be more appropriate for the Harbor Committee than for the Open Space Committee. It was resolved that the committee conduct an advertised site visit as soon as possible. No other action was taken.

-David Gardner introduced the subject of the possibility of a future bike trail from South Wellfleet through Provincetown. One of the alternatives for a portion of the trail in Provincetown would be to utilize the Old Colony Nature Trail, which would involve a paved way at least ten feet across. Other alternatives, utilizing the shoulder of Route 6, were thought to be more of a jurisdictional concern for the Conservation Commission.

Milkewicz moved, and Hale seconded, that it is the position of the Open Space Committee that the Old Colony Nature Trail remain as a walking trail, with no hard topping at all.

The motion carried, 4-0-0.

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-There was a discussion of Suzanne's Garden and Tracy Primavera's intent to make her labyrinth installation permanent. It was agreed that there were a number of elements to review and that this should take the form of a public presentation at a hearing. No other action was taken.

-There was a discussion of the need to work on a definition of the term "Greenway" to continue our efforts to protect the area along Route 6. No other action was taken.

-David Gardner recommended to the committee that the Board of Selectmen be informed about the committee's efforts to acquire the Sateriale property, and it was agreed that this would be achieved in the next few weeks. The town manager has already been informed.

Meeting adjourned at 4:15

Dennis Minsky, chair