



Town of Barnstable

Land Acquisition and Preservation Committee



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

Minutes

Monday

April 10, 2017

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	Absent
Anne Rowland	Present
Janet Crystal	Present

Also present were Ed Pesce, P.E., from Pesce Engineering & Associates, Inc., Brian Dugdale, Esq., with Goulston & Storrs, Janet Milkman – Executive Director of Barnstable Land Trust and Mark Robinson – Executive Director of The Compact of Cape Cod Conservation Trust and Elizabeth Jenkins – Director of Growth Management.

Since a quorum has been met, Ann opens the meeting at 5:35 pm

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

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 13, 2017

Motion is made to table minutes until the next meeting by Phyllis Miller and seconded by Farley Lewis

Vote:

All in favor

New Business

- **Presentation by Independence Park, Inc of proposed Conservation Restriction for 200 Communication Way, Village of Barnstable project**

Ed Pesce – Project Engineer for this project gives a PowerPoint presentation (Exhibit A) and is also here with Brian Dugdale, Esq., from Goulston & Storrs law firm. 2007 is when Mr. Pesce started working on this and in 2011 is when they were able to get the Cape Cod Commission Development of Regional Impact (DRI) agreement. In 2007, there was a struggle economically to get the project moving. However, since that time they have engaged with Greystar which is the largest apartment management group. This will be an over 55 aged development. He shows the project location off Communication Way and explains that this area is part of the (SCRCOD) Senior Continuing Care Retirement Community Overlay District which allows higher density. He shows slide of the “Original Design CCRC” and states that there previously was going to be a total of 400 units. They decided to do away with the 60-bed skilled nursing unit which brings the total number of units down to 340. Next slide is original project layout and after that is the new design approach. He gives samples of the amenities and states that construction will commence this year. They have all revised permits, site plan, MEPA, etc.. He states that one of the requirements of the Development of Regional Impact (DRI) agreement is for open space. Some is on-site and some off-site. Next few slides are in regards to the grading plan, retention basin and rain garden. The complex will be on municipal water and sewer.

They have had the pump station checked as it was aged, went downstream towards the mall and checked capacity in that pipe. He shows architectural drawings. The footprint is reduced but will now all be 4 stories. CCC worked with them on materials and colors in order to break up the façade. Next slide is new design features which will also include the capacity of the units to be converted into assisted living. They will have underground podium parking. Next slide is conservation restriction area (open space) which has been discussed with town departments. The Conservation Commission will be the holder of the CR and would ask this committee for their endorsement of the CR. He states that they are planning on going to ConComm on April 18, 2017. He states that after the project is occupied, they have committed to ConComm that Greystar will be responsible for the clean-up.

They did an ANR to have the project made into Phase 1 and Phase 2. There is no set schedule as of yet for Phase 2. He also notes that they will be rental units and 10% will be affordable units and part of the inclusionary zoning bylaw. The Architectural Team (TAT) and Greystar have agreed that all the units will look the same meaning that the affordable units will not be discernable from the market units.

Kris asks if there will be public access to the CR area. Mr. Pesce states that there is public access via the road but there is not an intention for walking paths per se but an easement that will be allowed for a future bike path.

Ann Canedy asks if it is their intention to do a walking trail system for the residents. Mr. Pesce states that there are components but no formal design. The existing trails that are there will stay. Janet Crystal asks if they plan on keeping the existing trees. Mr. Pesce states that CCC has asked them to maintain screening from the road and that most of the edge forestation will stay. Tom Lee asks if they will going to CPC for money for the affordable housing units. Mr. Pesce states no.

Motion is made by Kris Clark to approve the conservation restriction as presented. Seconded by Tom Lee.

Vote:

All in favor

Ann Canedy will write a letter to ConComm informing them of LAPC’s approval.

Kris Clark amends her motion to recommend approval of this project to Town Council and to ConComm.

Seconded by Phyllis Miller

Vote:

All in favor

- **Open Space and Recreation Plan (OSRP) - Elizabeth Jenkins, Interim Director, Growth Management**

Growth Management Director, Elizabeth Jenkins speaks on the OSRP. She states that since the last meeting she has filtered the survey questions down to 20 and asks for suggestions from the members. Moving forward with the consultant, she would like to update the goals and actions and getting feedback from the stakeholders and perhaps holding at least one stakeholder meeting.

Ann says that the smaller group is willing to get involved in the stakeholder meeting and to make sure that Barnstable Land Trust (BLT), Orenda, the Compact, the Recreation Commission, the water districts and civic associations for example, give the smaller group feedback.

Kris Clark asks what the plan is for reaching out to the public. Elizabeth Jenkins explains that they will send out the survey via media outlets, Town Manager Newsletters, the Barnstable Bulletins, mailing lists, contact lists, nonprofit groups, civic associations, etc., in hopes that they will share with their membership as well as town and school department employees and if anyone has other ideas to contact her. She notes that the last time they did a lot of work in circulating paper copies which produced very few returns. She suggests leaving copies in places such as where people pay their taxes, senior and youth centers and libraries. She would like to get the survey out as soon as possible and start doing public outreach, stakeholder meetings and civic associations in May/June. Currently, the consultant is working on the more technical aspects of the plan in hopes of giving a presentation to his group in June or July.

Ann would like the group to look at the plan and make suggestions on any improvements. Ann also suggests seeing language in the OSRP supporting the pathways in a financial way and having a department(s) take ownership. Kris asks if the survey will stay open until the October deadline. Elizabeth Jenkins states that only perhaps until June in order to target the seasonal residents. Ann would like to see it out there longer than June in order to get more summer residents. Jenkins reminds them that the final has to be done by August in order to go through the proper approval process before the October deadline.

- **Presentation by Barnstable Land Trust of Conservation Restriction for 0 Church Street, West Barnstable - Janet Milkman and Mark Robinson**

Mark Robinson speaks and notes that he also advises BLT. He notes that this is Jaci Barton's project. However, she couldn't be here tonight. He explains that this project is for the suggested BLT purchase of property located on the corner of Shaw's Lane and Church Street. He gives details of the terrain. It is a critical link in the Cape Cod Pathway Trail system. This property represents one of the pieces to link up the public owned parcels that dominate throughout the pathways project. This property is currently owned by the 1717 Foundation and is an asset that is no longer needed by the foundation. BLT has an offer to purchase the property for \$225,000 and the idea is that through the town, ConComm would hold the CR but that the property would be owned by BLT. They have been through ConComm and Community Preservation Committee (CPC) and are now here at LAPC to ask for an endorsement and to recommend the CR be accepted by the Town Council. He shows the parcel on a topography map and explains the contour lines. He gives history of the parcel and existing plantings.

Motion is made by Phyllis Miller and seconded by Ann Rowland to recommend to the Town Council, the approval of the CR as written

Vote:

All in favor

- **Committee Membership Reappointments-Kris Clark and Elissa Crowley**

Ann notes that Kris has completed and submitted her form. Elissa is not here but will be reapplying.

Updates

- **Community Preservation Committee - Tom Lee**

Tom Lee states that CPC has made a recommendation to Town Council for the 0 Church Street purchase. Also, two applications came in, one for the Osterville Recreational Park & Field which they voted to postpone until they receive a study from DPW. Second application was for the historical preservation of the U.S. Customs House that they approved for \$296,016.

- **Santuit Preserve- Phyllis Miller**

Phyllis Miller reports that she is still working on the management plan. They have to compile data some of which is required by the state. She notes that they have rewritten part of the plan in order for the Town Manager to name one member of the management

committee from the town who has budget capabilities and to have LAPC hold the other seat. Mashpee has a conservation agent who has a budget and will find a lay person from his community to complete the group.

Ann clarifies that the budgetary component is for cleanup and maintenance.

▪ **Breeds Hill property and other Asset Management Committee properties-Jessica Rapp Grasseti, Council Liaison**

Ann reports that Jessica cannot be here tonight. However, Jessica has reported to her that there is no update on Breeds Hill, that the Asset Committee has not met since the last time, and that the hearing on the solar project in Cotuit has been tabled by the Town Council. Jessica will be filing an ordinance preventing the installation of solar arrays within a certain radius of public drinking wells.

Announcements

Ann announces that this weekend is the Cape Pathways walk. Farley reports that Kris, Janet and herself joined AmeriCorp on Friday and did a walk through of the trails making note of trail clearing and markings. She has asked Will Holden to give her a progress report which will be forthcoming. Ann thanks DPW for the preparation materials. Farley also notes that she was interviewed on Barnstable This Morning to advertise the walking weekend.

Kris makes a motion to send a thank you to AmeriCorp and to copy the County Commissioners. Seconded by Farley Lewis.

Vote:
All in favor

▪ **Status of Conservation Restrictions- Sandy Neck, Harju, Amaril, Prince Ave**

Ann reports that Sandy Neck was approved by the state and that the other ones mentioned are pending.

Motion to adjourn is made by Phyllis Miller and seconded by Tom Lee
Seconded by lee

Vote:
All in favor

Correspondence

Items not reasonably anticipated by the Chair

Public Comment

Adjournment

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Land Acquisition & Preservation office located at 200 Main Street, Hyannis, MA