



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, June 14, 2021 5:30 PM

5:30 PM Call to Order

In accordance with the Governor’s Order Implementing a Phased Reopening of Workplaces and Imposing Workplace Safety Measures to address COVID-19 (COVID-19 Order No. 33) this meeting will be closed to the public to avoid group congregation.

Alternative public access to this meeting shall be provided in the following manner:

1. Real-time access to the Land Acquisition and Preservation meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Land Acquisition and Preservation Committee by utilizing the Zoom link or telephone number and Meeting ID provided below:

Join Zoom Meeting

<https://zoom.us/j/92097043312> - Meeting ID: 920 9704 3312

Phone: 888 475 4499 - US Toll-free - Meeting ID: 920 9704 3312

2. Following the conclusion of the meeting, a recording of the meeting will be televised via Channel 18 and may be accessed the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>

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

Introduction of Land Acquisition and Preservation Committee Members

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

Also, in attendance Director Elizabeth Jenkins – Planning & Development

Approval of Minutes

Currently, there are no minutes to approve due to shortage of staffing. Minutes that need to be completed are as follows: April 6, 2020, May 11, 2020, September 14, 2020, December 14, 2020, January 11, 2021, and March 8, 2021, and April 12, 2021. Director Jenkins states the December 14th meeting was cancelled due to zoom link issues.

New Business

- **Presentation by Shannon Hulst, Barnstable County & Woods Hole Sea Grant Floodplain Coordinator and Deputy Director of Cape Cod Cooperative Extension on property buyout strategies as a management tool**

Being a coastal community there are concerns with rising sea levels and climate change. In recent years, there has been an increase in the number of coastal storms the Cape has had to deal with. This puts coastal properties under a lot of stress. Areas such as Blish Point in our purview have been severely impacted. Shannon Hulst received the 2019 CRS award for excellence from the Federal Insurance Mitigation Administration, a division of FEMA, for outstanding leadership. This award is given to persons for identifying risk areas and promoting flood insurance for the protection of the individual and the community along with engaging community leaders. Councilor Kris Clark participated in a forum regarding property acquisitions and land buyouts in the flood plain. Councilor Clark thought it would be beneficial for the committee to learn about buyout options for floodplain areas. Today, there are fifty-two thousand acres or 20% of Cape Cod land area that is located in the floodplain. If a property has a federally backed mortgage they must carry flood insurance. There is a \$10.5 billion value in these home and therefore creates a lot of risk Cape wide. We're seeing damage on the Atlantic coast and Cape Cod Bay, but it's possible to have damage on any of our coastlines. Open space is the best thing we can have in areas that are likely to be flooded. With rising sea levels we are likely to see more damage. Ms. Hulst presented Buyout Programs that are available. Federal Buyout Programs are directed at developed homes that are experiencing flood issues.

Hazard Mitigation is defined as any sustained action taken to reduce or eliminate long term risk to human life or property from a hazard event. FEMA has a program with the assistance to construct their grants around hazard mitigation. FEMA will either demolish or move the structure outside the floodplain. A buyout is of the market value of the structure. This makes it challenging for the Cape area with the high market value of homes. Although the land owner is looking for the grant, the State is the applicant and the Town is the sub-applicant. It would also be deed restricted. Federal Government would pay 75% then the local land trusts would come in with the 25%. It takes a few years for the grant process to be approved. It was successful in New Hampshire.

Another Federal Buyout program is the Emergency Watershed Protection Program. We will focus on the floodplain easement buyout option. The Federal or State would have to declare a disaster which would then initiate the process for qualification of the grant. It is worded for lands along the river but as a coastal community Ms. Hurst thinks it may qualify. There needs to be more information on this program because it refers to the floodplain reach. What defines "floodplain reach" needs to be better explained. Ms. Hulst discussed further requirements of the program. This program has never been used in Massachusetts and is underutilized nationwide.

There are state and local buyout programs available as well. Currently, Massachusetts has pending legislation to create a state buyout program.

There may be opportunities in the future for land acquisition trust to be partners in obtaining floodplain areas using some of the grants that are available through the state. The goal of the county is to get the information out there. The County does not want to force anyone out of their homes, but there are options available for people who are willing to sell their property.

Chair Canedy clarifies that the LAPC committee would not be in the position to negotiate, but can help identify and advise. Community Preservation Committee would be able to negotiate and have the funds to do that. There was continued discussion with Ms. Hulst regarding buyout options, costs etc. The county is getting this information out via zoom forum and news. Towns are aware that if a property owner is interested in a buyout that they could talk with the county office. This is still a new program and the County is working on strategies at this time.

Chair Canedy suggested linking this presentation on the Town of Barnstable website.

UPDATES

- **Report on Walking Weekend – Farley Lewis**
Thought it was successful and many people seemed to have enjoyed it. Walking leaders were pleased with the turnout. Thank you to Amy Harwood for making the brochure.
- **Santuit Preserve – Phyllis Miller**

No updates

- **Outstanding Conservation Restrictions: Harju, Amaral, Prince Ave.**

The Conservation Preserve Act requires that land purchased with CPA money must be protected by a conservation restriction within a reasonable amount of time. Chair Canedy is trying to work with legal to move this along and believes the Legal Department has spoken with the State.

Brazelton property on Commerce Rd. is a new property coming up for a Conservation Restriction. Barnstable Land Trust will own the property and the Town of Barnstable will hold the land restriction -2.3 acres for \$150,000. Another 2.8 acres of an adjacent property owned by the Brazelton family is being donated and the conservation restriction will be held by BLT.

- **35 Scudder Ave. Project**

Member Elizabeth Lewis is working with Save Twin Brooks a private citizens group. Cape Cod Commission determined that the project is eligible and suitable for a development agreement with the commission.

- **Items not reasonably anticipated by the Chair**

None

List of Documents/Exhibits

Exhibit 1 – Power Point Presentation by Shannon Hulst

6:37 PM Adjournment

Motion made to adjourn by Phyllis Miller and seconded by Farley Lewis.

Vote:

AYE: Ann Canedy, Farley Lewis, Lisa Crowley, Liz Lewis, Tracey Pratt, Phyllis Miller

NAY: None