



Town of Barnstable Land Acquisition and Preservation Committee

2022 FEB 12 PM 0:46

www.townofbarnstable.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

TOWN CLERK

MINUTES

Monday, February 14, 2022 5:30 PM

The Land Acquisition and Preservation Committee Meeting will be held by remote participation methods.

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

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. 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 by utilizing the Zoom link or telephone number and Meeting ID provided below:

Join Zoom Meeting Option	Telephone Number Option
https://zoom.us/j/92080327260	888 475 4499 US Toll-free
Meeting ID: 920 8032 7260	Meeting ID: 920 8032 7260

3. Applicants, their representatives and individuals required or entitled to appear before the Land Acquisitions and Preservation may appear remotely, and may participate through accessing the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to rachael.toolas@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

A quorum has been met, Ann Canedy – Chair opens the meeting at 5:30 PM

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

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

Also in attendance Town Councilor Kris Clark and Administrative Assistant Rachael Toolas

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 Farley Lewis made a motion to accept the January 10, 2022 minutes, Doug Payson seconded.

Vote: All in favor (Ann Canedy, Farley Lewis, Elizabeth Lewis, Steve Gould, Douglas Payson, Elissa Crowley, Anne Rowland, Tracy Pratt)

NEW BUSINESS

5:32 PM Presentation by Janet Milkman, Barnstable Land Trust on Twin Brooks

Executive Director of the Barnstable Land Trust, Janet Milkman presented a power point presentation showing Alternative Development to the proposed Twin Brooks project at 35 Scudder Avenue in Hyannis. BLT hired UTILE to show what could be done with the parcel to encompass housing and protect open space. Barnstable Land Trust has spoken with the current owner of 35 Scudder Avenue and has expressed an interest in purchasing the property if there was an opportunity. A survey went out to the community to gather their input for the property and the needs of the community. Concerns that need to be addressed are water quality, infrastructure, affordable housing, traffic, recreational and open space use. All options proposed protect at least 34 acres of space. BLT is expanding the conversation of what is possible, but is not a developer or developing the project. This project may set a precedent for other projects like this in the future.

Chair Canedy thanked Ms. Milkman for seeking alternative options and for opening a conversation with the Cape Cod Commission about large properties like golf courses or campgrounds which are considered recreational open space or developed land and how they should be viewed for development in the future.

Questions from the Board:

Steve Gould expressed concern about future sea level rise and the impact it would have on the development. The residences should be placed on the north side of the property. Janet Milkman referred to the Massachusetts Clean Water Coalition flood maps that show the north side of golf course at a higher elevation and may be buffered from flooding.

Farley Lewis – What is BLT’s vision for the golf course? Ms. Milkman responded that the preference is for open space and she stressed the importance of speaking with the community to see what kind of space is needed. The golf course would be repurposed.

Liz Lewis –Traffic is a concern and its impact in the area because of the increased development.

Doug Payson – The town needs smart growth, Cape Cod is moving towards suburban sprawl. Member Payson refers to The Emerald Necklace Urban Park in Boston which was designed by Frederick Law Olmstead. It is a great example of a walkable, interconnected park system within high density areas. Drainage containment also needs to be considered. Is it possible to use the golf course for natural rain water runoff? The discussion refers back to the building plans showing vegetation to help control groundwater.

There are financial tools which could be used to help purchase the green space if it became available. Barnstable Land Trust has contacted all of the Town Council members through written letters and emails showing the alternative options. Director Milkman is currently following up with them.

Public Comment on Twin Brooks Presentation

Kim McGuire and Brian Hughes shared photos from one of Lennar Multifamily Communities. They expressed concern about losing mature trees that are on the golf course now. The photos showed the size of an existing complex in Atlanta and compared it to what is proposed on Scudder Avenue. The landscape would completely change in the West End of Hyannis. The Cape Cod Commission has appointed a subcommittee, but they have not met. DEP is planning a site visit in March of the number four pond to see if it’s impervious.

Spring Walking Weekend planning-Farley Lewis

Scheduled for June 4, 2022 – National Trails Day. Farley will speak with someone from the Barnstable Adult Community Center about getting some help designing the pamphlet.

OLD BUSINESS

Update on status of outstanding Conservation Restrictions-Harju, Amaral, Prince Ave, Wakeby, Commerce (Bowles), Silvia

The Conservation Restrictions are on hold at the moment. They have been reviewed by the State, changes have been made by the Town and now they are back at the State. The vacancy at the State has not be filled as of yet, therefore no action has been taken.

Update -Pathways Project

Doug Payson met with Chris Nappi from Natural Resources to walk the bridge area behind Trayser Museum. There was a discussion to possibly close the trail next to the vernal pool. Mr. Nappi has helped enforce the restrictions on ATV and motorcycle use and posted signs. The wetlands have been flagged. The New England Mountain Bike Association will be going back to the area to gather information for the cost of materials.

Report from Phyllis Miller/Tracy Pratt regarding Santuit Preserve

Tracy Pratt said trails look good at the Preserve. The fish ladder is back up.

Report from Town Council Liaison Kris Clark regarding Open Space Conference.

Councilor Clark attended the first two meetings as did Chair Canedy and Vice Chair Farley Lewis. She found it very pertinent to the conversation of what is happening with Twin Brooks. The meetings were very informative. Additional meetings are scheduled.

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

Chair Canedy encouraged Commission members to fill out an application to be on the Local Comprehensive Plan Committee. It would be helpful to have input as part of the community and represent the Land Acquisition and Preservation Committee. The deadline for submission is March 1, 2022.

Please submit your Conflict of Interest Training Certificates to Cindy Lovell or Rachael Toolas, if it hasn't been completed.

Chair Canedy also thanked Rachael Toolas for her support of this Committee and congratulated her on her new position within the Town. She will be missed.

EXHIBIT

Barnstable Land Trust – Power Point Presentation – Twin Brooks

ADJOURNMENT

6:50 PM Doug Payson made a motion to adjourn, Tracy Pratt seconded.

Vote: All in favor