

OPEN SPACE COMMITTEE

TUESDAY, January 17, 2023, MEETING (Skaket Room) 12PM TOWN OF ORLEANS

Attendees: OSC Members: Lynn O'Connell, Hardie Truesdale, Christopher Keating and Stephanie Gaskill and also attending Steven O'Grady for the OCT.

Call to Order: Quorum with 4 members present. Acting Chair Stephanie Gaskill called meeting to order at 12PM.

1. Approval of Minutes from the 12/21/2022 meeting: Hardie Truesdale moved to approve the December 21, 2022 minutes and Lynn O'Connell seconded. All four members approved the minutes.

2. Report from Stephanie Gaskill, Liaison to the CPC: Stephanie first handed out a list of all the projects and then reported that all applications to the CPC were discussed with the exception of the OSC Tonset Road Application, the French Cable Museum and the Historical Committee Firehouse Application. January 26 is the final date for discussion. There is a second chance to discuss applications on February 2 and then a final discussion, hearing and vote on February 9. Moving on to individual projects and applications, Stephanie commented that the Juniper Hill project in Wellfleet was quite interesting, modern in appearance and 100% green with solar panels providing all of the Housing's power needs. This is a shared project and cooperative between Orleans and Wellfleet.. The Odd Fellows hall renovation was another project that was discussed. The Affordable Housing Trust's application was then briefly discussed as well as the OSC 22 Tonset Road application.

3. Status of the remaining Cedar Pond Lot Status: Acting Chair Stephanie Gaskill noted that in conversations with former Chair Robert Cunningham he would like to see if he as a private citizen could follow up his recent conversations with the owner of 10 Cedar Pond. Hardie Truesdale and the members briefly discussed whether this would be allowed under the charge of the OSC. Stephanie thought this would be allowed as long as conversations between the two were limited to connecting the landowner with the OSC and that no financial numbers were discussed.

4. Discussion of Arey's Pond Parcel:All the members again agreed that in light of conversations from the last meeting, it would be better to pursue the adjoining parcel with the cottage on it from the (Pecks) owners rather than Lot 4. Christopher Keating queried about whether the land that the Peck cottage sits on is under M.G.L Chapter 61 protection. Steven O'Grady stated that "no it did not meet the minimum acreage when they sold 4 Peck's Way to the town". Steven O'Grady then answered Hardie Truesdale's questions about Chapter 61 by explaining that the town would have a right of first refusal should owners under Chapter 61 attempt to put the property on the market. A brief discussion ensued on whether the owners of Parcel 4 should be contacted in the future regarding potential good will on their part for any attempts in preserving this property.

5. Discussion of progress made regarding creation of a Trust for the OSC: Christopher Keating summarized his conversation that he and Hardie Truesdale had with Alan McClellan regarding creation of a Trust for the OSC. It was concluded that creation of a trust may not be needed in a town like Orleans since the availability of land for future acquisitions was very limited. Hardie Truesdale discussed the old Camp Viking as a potential future acquisitions. All members agreed and doubted that any future available opportunities would be a surprise as these owners and others would likely be favorable to preserving their land. Stephanie commented on how fortunate we are to have the OCT with its generous donors and quick action for future acquisitions. Hardie Truesdale also questioned on how creating a Trust would go over with the other boards and committees in town. Christopher Keating brought up the suggestion that we follow the example of the Martha's Vineyard Land Trust and its Affordable Housing Trust in pursuing a cooperative that makes room in future acquisitions for affordable housing and open space. All the members agreed to table the idea for now.

6. Discussion on the resignation of Robert Cunningham and appointing a new Chair: The members then discussed the resignation of Chair Robert Cunningham. The members were sad but grateful for all of Robert's years of service and wished him well in his future endeavors. The members then discussed po-

tential new members and alternate members and then who may be interested in the Chair position. All members agreed to think about electing a new Chair in time for the next meeting.

7. New Business: A discussion was initiated by Steven O,Grady that the OCT was bearing a heavy burden with maintenance of the 33 Conservation Restrictions it manages for the town. Many towns are earmarking funds for maintenance when property is purchased. All agreed the subject of maintaining these properties must be taken into account with future acquisitions, but that it is not in the OSC charge. Hardie Truesdale noted that the towns annual budget for such matters is \$15,000 and that John Jannell is operating on a very limited budget and staff. The members agreed that the 22 Tonset Road parcel would require very little maintenance. Hardie noted that one possible action on the property would be removing invasive plants, vines and trees. Steven O'Grady noted that the OCT is ultimately responsible for upholding the Conservation Values of any properties it holds in Trust through a Conservation Restriction. Steven also noted that a Conservation restriction is not needed when CPA funds are not used to purchase property as in the case of the Cedar Pond Lots which were acquired by tax taking. Stephanie Gaskill said that she will bring this matter up when she meets with the Select Board on the subject of a purchase price for 22 Tonset Road.

8. Tentative date of next meeting: Wednesday February 15, 2023 at 9AM is the tentative date of the next meeting.

6. Adjournment of Meeting and Commencement of Executive Session concerning a purchase price for the 22 Tonset Road Parcel: A Motion was made to adjourn by Lynn O'Connell at 12:52 PM. Hardie Truesdale seconded. All four members approved.

Respectfully Submitted, Christopher Keating, Clerk