

OPEN SPACE COMMITTEE

Wednesday May 17, 2023, MEETING (Skaket Room) 9AM TOWN OF ORLEANS

Attendees: OSC Members: Lynn O'Connell, Hardie Truesdale, Christopher Keating, Stephanie Gaskill, David Herrick and Patty Platten and also attending Stephen O'Grady for the OCT .

Call to Order: Quorum with 5 of 6 members present (7 allowed under new charge) present. Chair Stephanie Gaskill called meeting to order at 0900 AM.

1. **Public Comment:** There was no public comment at this time.
2. **Approval of Minutes from the 3/15/2023 meeting:** Hardie Truesdale moved to approve the March 15, 2023 minutes and Lynn O'Connell seconded. All members present approved the minutes.
3. **Report from Stephanie Gaskill, Liaison to the CPC:** The Chair reported that the bulk of the CPC discussion revolved around administrative matters and each town committees input to the Town Plan.
4. **Report from Christopher Keating on 10 Cedar Pond status and 32 Locust Road possibilities:** The Chair reported that Christopher Keating was not present at this meeting, but did update the committee before the meeting. The owners of 10 Cedar Pond had decided to wait until they arrived up North in late May to proceed any further with a Purchase and Sale Agreement. Hardie Truesdale queried? " was this a new project that required approval?". The Chair answered that this purchase was already approved at the previous Town Meeting and that the money was already earmarked for this purchase.
5. **Continued discussion of (Lots 8,10,14)Bay Ridge Road wetland lots :**Hardie Truesdale stated that he queried Joan Frankolini on the Recreation Committee on their role if these lots are purchased.The Chair believed the owner had approached the town about selling these lots for their appraised value. Hardie Truesdale noted that this area of town should be enhanced and improved upon in anticipation of more family housing. The Chair noted that a sidewalk or crosswalk is a possibility. Lynn O'Connell and David Herrick pieced together what could be access through these lots to the bike path. Hardie Truesdale questioned if this purchase is even necessary, if in essence the lots are un-buildable. Stephen O'Grady stated that in all likelihood the owner initially looked for interest from abutters and is now approaching the town. He stated that a good approach would be to examine the value of these lots before contacting the owner. The Chair and Hardie Truesdale expressed concern that commercial abutters could still see storage value in these lots. Lynn O'Connell questioned what George Meservey's response was to the landowner. The Chair responded that George had responded that the town was not interested. A discussion among committee members ensued on the reuse of the old DPW building and whether this could be introduced on the town warrant for the Fall Town Meeting.The Chair will reach out to Select board member Kevin Galligan and George Meservey about the status of the DPW building.The members agreed that it is makes sense for Lynn O'Connell to contact the wetland lots owner about OSC interest in the lots.
6. **22 Tonset Road status update:** The Chair reviewed past complexity of tying up CPC funds with a tax lien was on this property, but that the town treasurer stated that the taxes have now been paid in full. Hardie Truesdale expressed concern about other "discovery" in dealing with this property. A discussion followed about buildability of the lots. The Chair concluded that with 50,000 square feet of upland, the property may in fact be buildable. The Chair talked about the value of this property on the town plan with drainage into Town Cove. Lynn O'Connell noted that we have already taken some steps on this lot by retaining Mark Robinson and if we should renew our work with him. The Chair stated that the only unfinished business with Mark was delineation of the wetlands. David Herrick queried if there is a limit on how many properties we can practically take on. Hardie Truesdale was concerned about the politics of it all at Town Meeting. The Chair brought up the purchase of Sipsons Island which drained all the energy out of the other projects. Hardie and Lynn thought we should keep this on the back burner for now and concentrate on the Bay Ridge Road wetland lots. Stephen O'Grady noted that there is usually only one project at a time on the Town Meeting warrant, but this may change with more money coming in after the Land Bank debt drops off in 2026. The Chair finished by stating that the committee will revisit the matter in July.
7. **Discussion of Town of Orleans Comprehensive Plan (2006):** The committee spoke at length about the towns request for input by each committee on the town comprehensive plan. The Chair first discussed Section 8 , the Orleans Conservation, Recreation and Open Space Plan, Goals, objectives and Actions. How much of this responsibility falls onto the OSC. The Chair suggested that OSC responsibility is limited to the defining and purchasing property. In conclusion, the Chair re-worded the first goal of Section 4.2 of the comprehensive plan, while recognizing that the committee should be aware of the other goals. Stephen O'Grady stated that the second goal "providing mobility and access" is outside the purview of the OSC, but that the OSC could take on a more active role. He also thought that the third goal is in the purview of the Recreational Committee. David Herrick stated that the Chair's re-wording of the first goal was simple, clear and concise. He stated that it shows the guiding principle for the OSC. Lynn O'Connell suggested that there should be clarity on what roles each committee has in each goal. David Herrick agreed to review and edit the draft of the first goal. The Chair in summary would report back its findings on this matter to the town.
8. **Next meeting scheduled: Wednesday June 21, 2023 at 9AM is the date of the next meeting.**
9. **Adjournment of Meeting:** A Motion was made to adjourn by Hardie Truesdale at 1049 AM and Lynn O'Connell seconded. All five members present approved.

Respectfully Submitted, Christopher Keating, Clerk