

'23 AUG 24 9:03AM
Stephanie Gaskill
ORLEANS TOWN CLERK

OPEN SPACE COMMITTEE

Wednesday July 19, 2023, MEETING (Skaket Room) 9AM TOWN OF ORLEANS

Attendees: OSC Members: Chair Stephanie Gaskill, Lynn O'Connell, Hardie Truesdale, Christopher Keating and Patti Platten, also attending Stephen O'Grady for the OCT, Select-Board Chair Michael Herman and Joan Francolini of the Recreation Committee.

1. **Call to Order:** Quorum with 5 of 6 members present. The Chair called meeting to order at 0900AM.
2. **New Town Manager:** Michael Herman introduced Kimberly Newman. Kimberly, who hails from the Town of Mendon, introduced herself, gave a brief history of her professional background and made herself available to answer any questions from the committee.
3. **Public Comments:** The Chair mentioned that the previous Chair Robert Cunningham had notified a few committee members and John Jannell about some sign discrepancies on correct ownership at the Peck properties that had been purchased and conserved by the town. This language was corrected to reflect that the Town is indeed the owner.
4. **Approval of Minutes from the 6/21/2023 meeting:** Hardie Truesdale moved to approve the June 21, 2023 minutes and Lynn O'Connell seconded. All five members approved the minutes.
5. **Update of existing projects:** Christopher Keating updated the committee on 10 Cedar Pond and that he would be meeting with the owner on the following afternoon. Moving on, Hardie and Stephen O'Grady talked about meeting with the Peck sisters about their property and also talked about 4 Pecks way which was recently advertised on Zillow for 1.4 million dollars. Stephen noted that the lot with the cottage is where the Peck sisters plan to reside into the foreseeable future but that maybe the large lot could be partitioned from the house. As far as 4 Pecks Way, Stephen O'Grady had unsuccessfully reached out to the new owners. The Ad for 4 Pecks Way states that there is an engineering plan for a very large 5 bedroom house and a swimming pool thus inflating the price from the original purchase price. Stephen mentioned trying to reach out to them in some other manner. Hardie asked if they would drop the price for a town purchase. The Chair was not optimistic, but suggested it can never hurt to approach the owners.
- 6 **Continued discussion of Bay Ridge Road Wetland Lots:** The Chair introduced Joan Frankolini of the Recreation Committee who gave an update on the old D.P.W. lot and the possibility of creating pickle board courts at the site. Joan noted that this is a great remote area away from residences who may be disturbed by the noise and that there was a select board meeting that evening to discuss a feasibility study. on the matter. The Chair thought this was great news and that this would add value to the wetland lots if the D.P.W. lot is cleaned up. Hardie noted that the storage and cleanup issue may still exist on other surrounding lots. Hardie and Joan noted progress could be delayed as the D.P.W. lot was rumored to be used as a staging area for upcoming sewer projects in town. The Chair noted in her conversation with John Jannell that the wetland lots had great conservation value and even led to the only dam in town. The Committee will also need select board approval and to go into executive session to discuss a purchase price. Joan also noted that a bikeway spur approved three years ago is already close to being done and would connect any future pickle ball courts. Lynn O'Connell noted that if the three wetland lots were purchased, this could lead to future lot purchases further downstream. In conclusion, the Chair noted we should have George Meserve reach out again to make sure the lots are still available and then we can get Mark Robinson onboard and also have it appraised. The Chair noted that Mark is great at negotiating a price and that each lot is assessed by the town at about 60,000 each. August 2 is the next Select Board meeting for presentation. In the meantime, the Chair will contact Mark Robinson and Cape Cod appraisers. The Chair then asked the committee if it was a good idea to go after one of the three lots now before the August 2 select board meeting. The rest of the committee felt that we should aim to have all three lots on an application to the CPC by the November deadline. The Chair was worried about a funding limitation at the CPC for all three lots. The Chair called for a vote by the committee. The members voted 4-1 to move toward acquiring all three parcels at the same time for and possibly combine project funding with

other committees for additional funding. The Chair noted we could also have it ready by the February deadline for the town warrant if CPC funding was insufficient.

7. Discussion of future goals and sites for Open Space property purchases : The Chair noted that John Jannell would be happy to talk to the committee in September about the Viking Camp property and the "Peanut Princess" property (a large non waterfront parcel) on Namequoit Road. The Viking Camp is still in use, but John Jannell would continue discussions with the owners. Stephen O'Grady noted that this property was 11.6 acres and abuts the Christian property, the white cedar swamp and Rachia Heyelman's property which is coming into CPC ownership soon. In Conclusion, Hardie Truesdale asked Stephen about the watershed property at 37 Eli Rogers Road. Steven noted that he will request executive session for the next OSC meeting. The Chair noted the executive session request for the next meeting.

8. Continued discussion regarding possibilities for CPC 2024 grant applications: The Chair stated that the committee had enough on its plate and that no more grant applications were needed at this time.

9. Discussion of committee roles for FY24 (Chair, Vice Chair, CPC rep): Chair Stephanie Gaskill asked if anyone is interested in any committee positions, to let her know by the next meeting when the committee will vote. Lynn O'Connell asked if the Chair was dropping the CPC role and mentioned that the town would like to see more turnover on roles. The Chair stated that she enjoyed her position as liaison and noted that the CPC liked to see continuity as far as the OSC liaison, but that she was flexible if any one is interested in that role or any other position.

10. Other business: No other business.

11. Tentative date of next meeting: Wednesday August 16, 2023 at 9AM is the tentative date of the next meeting.

12. Adjournment of Meeting: A Motion was made to adjourn by Hardie Truesdale at 10:16AM. Lynn O'-Connell seconded. All five members present approved.

Respectfully Submitted, Christopher Keating, Clerk