



Town of Orleans

141 Portanimicut Road Task Force

Town Hall • 19 School Road • Orleans, Massachusetts 02653-3699

Tel: (508) 240-3700 Ext. 2425 / Fax: (508) 240-3388

3/25/21

Conservation Commission
Town of Orleans
19 School Road
Orleans, MA 02653

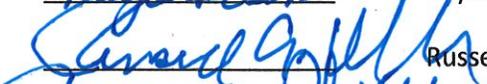
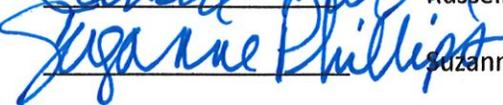
Dear Commissioners,

Attached is the final report of the 141 Portanimicut Road Task Force (141TF). Recommendations are presented in three parts. First, actions to improve selected physical conditions are suggested. Second, recommendations for a sample management plan are advanced. Third, a summary of other issues discussed and not recommended for 141 Portanimicut Road is included.

The 141TF held 15 meetings between February 2020 and March 2021. Opportunities for public comment were provided at every meeting. With the presentation of this final report our work is completed and your Charge to the Task Force is accomplished.

On behalf of the 141TF, we thank you for the opportunity to help the Conservation Commission in its preparation of a Management Plan for this new conservation property.

Sincerely,

 Virginia Farber, Chair
 Jack Kadzik, Vice Chair
 Kayleen Rosato, Member
 Russell Holden, Member
 Suzanne Phillips, Member/Representative from Shellfish and Waterways



141 Portanimicut Road Task Force



Smith Beach: photo Kristyna Smith, 2020

Final report to the Conservation Commission

3/25/21

Contents

PART 1: Action Recommendations for the Conservation, Recreation, and Open Space property at 141 Portanimicut Road	1
Introduction	1
Actions for Physical Improvements	1
Building	1
Site Work.....	2
Entry.....	2
Parking	2
Access Control.....	3
Recreational Amenities.....	4
Closing.....	4
PART 2: Recommendations for a Sample Management Plan	5
Introduction	5
Overview of Land	5
History.....	6
Mission of Management Plan	7
Objectives of Management Plan.....	7
Land Uses	8
Responsibility for Management and Maintenance	9
Closing.....	9
Part 3: Summary of other topics discussed and not recommended for 141 Portanimicut Road.....	10
Introduction	10
Housing	10
Affordable Housing	10
Housing Opportunity.....	10
Upweller/Shellfish Propagation	11
Boat Safety and Handling Instruction	12
Harbormaster Offices.....	12
Coastal Resiliency Projects.....	13
Site for future Municipal Pier.....	13
Closing.....	13
Appendices.....	14

PART 1: Action Recommendations for the Conservation, Recreation, and Open Space property at 141 Portanimicut Road

Introduction

In Part 1 of the report, the Task Force centers on recommendations for actions to improve selected physical conditions at 141 Portanimicut Road. Implementing the recommended actions will lead to a new plan for this town owned property that is current, manageable, and enforceable. The Conservation Commission is undertaking these actions in support of its charge to manage, maintain, and promote Conservation Lands purchased by the Town of Orleans.

Recommendations for improving physical conditions at 141 Portanimicut Road are derived from site observations, meetings and discussions, citizens' comments, input from other boards and committees, wishes of the seller/donor, and decisions of the Task Force. The intention of this report is not to provide a comprehensive list of every possible improvement that could be made, instead, it is intended to highlight a number of priority actions for your consideration on this property.

Actions for Physical Improvements

Selected physical improvements for 141 Portanimicut Road are detailed in the following categories. A number of the recommendations were developed and prioritized by the Task Force through a process of identifying uses that were allowed on the property under MGL 40 8C and ranking them. This system allowed for each individual member to rank approximately 20 allowed uses on a scale from 1-5. The result allowed members to see and thoroughly discuss the priority and nonpriority uses that would shape their recommendations for physical improvements.

Building

Remove the building and foundation in its entirety. This will allow for the environmental restoration of the sensitive Resource Areas of the site, allow greater access, and help facilitate parking and circulation improvements on the landward side of the site.

The building was the subject of extensive discussion at most of the 141TF meetings. The ranking exercise was productive in that it put emphasis on uses for the property that were *not* building dependent, further confirming the Task Force recommendation. In addition, keeping the building for passive recreational uses would result in upkeep of a structure that would become costly over time. Ultimately two votes of recommendations were made regarding the building on the property. First, a vote (4-1-0) to recommend the building and foundation be removed from the site by either demolition or movement off site. Second, a vote (5-0-0) to notify the

Affordable Housing Trust of our recommendations, thus making them aware of the building availability for relocation. The votes took place at the 141TF meeting on 11/5/20. Other outreach was also done regarding the building assuming it may be available for relocation. Habitat for Humanity was contacted via email by the Conservation Department and Beth Wade replied on 1/6/20 expressing no interest in the building move concept.

Site Work

Restore the site to pre-existing natural grades and prepare site for recreational amenities and parking/circulation improvements. This will involve grading, revegetating, and installation of picnic table(s), kayak racks, bike racks and other recreational amenities. Invasive species management was also discussed for the minor invasions of phragmites along the marsh edge.

The 141TF acknowledged that the Conservation Commission has no existing budget for this property. One recommendation for consideration is to develop a Request For Proposals (RFP) for a concept that offers up the building for sale in exchange of basic site improvements or a fee. The concept behind such an RFP may either generate some cash to be used for site work on the property or site work could be done in exchange for the building removal from the site. This is a concept that has been used by the Conservation Commission and Town in the past (Smith house at Meadow on the Cove/Putnam Farm) and could be explored again with guidance from the Town Administrator. The specifics of an RFP were not further discussed by the 141TF.

Entry

Determine and mark boundaries, including entry and parking. The Task Force noted some encroachment by an abutter early on in our work and that has been followed up on by the Commission. This portion of the Coastal Bank and Beach should continue to be monitored so that further encroachment does not occur. The path from the landing through the low marsh should be closed and access to Smith Beach should be accommodated from the upland side of the marsh. The 141TF recommends closing the path through the marsh by using a split rail fence or other delineator. This could be done at the same time a new path is installed welcoming the foot traffic to the beach.

Parking

Parking was quickly identified as a priority for the Task Force through much discussion and ranking. After the 141TF decision on a recommendation for the dwelling (removal), six concepts for parking and circulation improvements were reviewed and discussed (see Appendix G). It should be noted that removal of the building, along with its parking spaces and driveway, would make way for all the new parking spaces to be available for public and open space users. All the parking concept options were shared with the Traffic Advisory Committee (TAC) at the meeting on 1/25/21. One of these even included the dwelling footprint as remaining.

After discussion at the TAC meeting about the need for as much parking as possible in the area, the TAC voted to support Option 1 with the motion that parking should be made deep enough for either truck and trailer use or stacking of single use vehicles. Other discussion involved expanding Option 1 to include 8 total parking spaces, avoiding impacts of grade retention below the flood elevation, and angling large stalls to provide for ease of backing/circulation. The meeting also noted that user groups may vary on the parcel based on season and even time of day and therefore, allowing flexible parking on the conservation parcel would be helpful to the recreational activities taking place both on the parcel and at the adjacent landing. Any final design of parking should be of a pervious surface type and shall continue to involve the Harbormaster Department and the TAC as they have the local knowledge base of the specific parking and circulation needs of the adjacent landing.

The 141TF also recommends the best option for your consideration is Option 1. Given the prior recommendations on the building removal, Option 1 allows for 2 unique parking stalls to accommodate user groups. The concept will provide increased safety by providing off street parking accommodations and does not reduce the overall parking opportunities (taking place on the street) with the required curb cuts. The concept, in concert with the building removal, will also provide a net reduction in overall impervious surfaces in the Pleasant Bay ACEC and Land Subject to Coastal Storm Flowage. Final design and development of these types of improvements will need a filing under the Wetlands Protection Act and greater design detail by an engineer.

Access Control

Item number 3 in the charge asked us to look at limitations on use of this parcel such as access control (sticker or resident only). It's important to acknowledge up front that no Town of Orleans Conservation property is currently restricted to "residents only" by a sticker requirement. We understand signage restricted the Pilgrim Lake Conservation area at one time (Orleans Beach Sticker Required), but that has been eliminated.

The 141TF acknowledges that under MGL 40 8C, the Conservation Commission has the ability to set rules on property under its care and custody, including this property. The 141TF also must point out that the funding for the parcel came from the Community Preservation Committee and multiple accounts within them (see Part 2 Overview of Land). The Conservation Commission should confirm with Town Counsel that those funds do not limit the Commissions ability to restrict parking on the parcel.

Rules requiring parking stickers, or resident/taxpayer only status were loosely discussed with the TAC and the January 25th meeting. The 141TF is aware that the TAC is actively working with the Harbormaster and Chief of Police on the development of parking requirements and parking

enforcement at some of the busier Town Landings. As this property is adjacent to a busy Town Landing, we are aware that rules may be set for this adjacent property soon.

The 141TF recommends that access control to this parcel should be consistent with whatever restrictions are proposed for the adjacent Town Landing. Although none are available to review, support, and recommend at the writing of this report, we are recommending the Conservation Commission track the rule setting on the adjacent landing parking. If restrictions and enforcement are proposed for Paw Wah Landing, the Smith Beach parcel should also be restricted. Being consistent with our neighbor will allow for seamless enforcement and avoid confusion for users.

Recreational Amenities

After much discussion and multiple meetings on allowed and prohibited uses, certain uses became priority recommendations for the property. The previously described ranking system identified passive recreational activities that were important to the Task Force. This helped the Task Force identify amenities that would support and encourage these high priority uses. Below is a list of recommended amenities (in no priority order) that are needed but currently non-existing on the property.

- Install kayak racks and bike racks on site
- Install a picnic table or two on site
- Install dinghy storage/tie up system
- Refresh the trail access for pedestrian access to Smith Beach
- Install kiosk
 - Add educational information about history;
 - Add educational information about aquifer, estuary, watershed;
 - Add list of encouraged activities and prohibited activities.
 - Trails
- Add wood chips to trails as needed;
- Prune scenic view areas as needed;
- Add a welcome sign at entrance;
- Improve parking

Closing

Consistent with the charge given to the Task Force, Part 1 of the report advances recommendations that will prepare and improve the property for public use. Through the additions of amenities suggested the property can contribute to a wider range of passive recreational uses. All recommended actions suggested herein should help the property contribute to a higher level of benefit from the open space for residents of Orleans and all visitors.

PART 2: Recommendations for a Sample Management Plan

Introduction

In this part of the report, the Task Force presents to the Orleans Conservation Commission a sample of a new management plan for open space and recreation at 141 Portanimicut Road. This framework, like your existing management plans, makes it possible to consider recommendations in an efficient and effective manner. The purpose is to advance a sample narrative of detail that can be used by members of the Orleans Conservation Commission to create a final management plan.

Overview of Land

141 Portanimicut Road is a 2.5-acre parcel located in South Orleans. The upland portion of the property is comprised of .37 acres. The property abuts Little Pleasant Bay, Eli's Creek, and Paw Wah Town Landing. The property consists of a small area of upland that is currently occupied by a 1979 single family dwelling. The property is within and surrounded by sensitive environmental Resource Areas that make its acquisition and preservation an asset to the Orleans Open Space inventory. It is entirely within the Pleasant Bay Area of Critical Environmental Concern and is largely impacted by the Flood Zone (Zone AE) and Velocity Zone (Zone V). There is a small area of Coastal Beach on the parcel along with healthy Salt Marsh, a small Coastal Bank, and roughly 590' of frontage on Little Pleasant Bay. The property hosts both low and high marsh communities, and seaward of the Coastal Beach is mapped eel grass habitat. These types of environmental assets, all regulated and protected by the Wetlands Protection Act and Orleans Wetlands Bylaw, allow for opportunities for coastal resiliency to take place. Opportunities for marsh migration, flood damage prevention, and accommodations for sea level rise all exist on site.

The Town of Orleans acquired the parcel at 141 Portanimicut Rd in 2016 for \$500,000 for open space and recreation purposes. The selling price of \$800,000 was matched with a \$300,000 gift from the Gilmore Family (see appendix B Gilmore letter). The gift of \$300,000 in value was made by the Gilmore family "for placing small boats on the beach, for swimming and recreation with families and for simply walking on the beach with your toes in the sea...". The Gilmore Family felt reasonably certain that these activities may not be available to the public if the property were sold to a private buyer.

In accordance with Book 29798, Page 184 of the Deed, the May 9, 2016 Special Town Meeting Article 3 for the Proposed Land Acquisition states: Voted, voice vote carried by a majority, motion carries that the Town accept and adopt Article #3 and that the sum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) be transferred from the Community Preservation

Fund for this purpose as follows: Two hundred forty six thousand six hundred ninety eight and 00/100 dollars (\$246,698.00) from the Sparrow Open Space reserve; sixteen thousand one hundred nine and 00/100 dollars (\$16,109.00) from the Toop Fund; and two hundred thirty seven thousand one hundred ninety three and 00/100 dollars (\$237,193.00) from the CPA unreserved fund balance; and that the Board of Selectmen and the Conservation Commission be authorized to take all actions necessary to carry out the acquisition of the property described in the Article.

On May 7th, 2018, an article proposing to name this new Conservation property consistent with the family's request was presented at Annual and Special Town Meetings. Article 51 proposed to designate the end of Portanimicut Road as Paw Wah Landing and designate the property at 141 Portanimicut Road as Smith Beach. The motion to accept and adopt Article #51 as printed in the warrant was voice voted and carried by the necessary 2/3 majority. The property at 141 Portanimicut Road was renamed Smith Beach.

History

In 1931, 141 Portanimicut Road, along with some abutting lots, was owned by Stanley W. & Albert P. Smith. At that time, the only structure on the property was a small boathouse.

Over several decades the land owned by the Smiths was divided and transferred until finally, in 1977, Ann J. Gilmore was granted all the grantors' right, title, and interest in and to the property.

In 1979, an Order of Conditions and a building permit were issued to Ann J. and Gerald F. Gilmore for the construction of a single-family dwelling to replace the existing boathouse. The property was owned by the Gilmore family and their trustees until they sold it to the Town of Orleans in 2016.

This area also has an extensive Native American History, most notably the Legend of Pompmo. This history was described by Todd Kelley, native naturalist, and printed by the Orleans Conservation Trust. Paw Wah is the Native American's term for "medicine man", a term that became associated with Pompmo because of his aptitude for healing. Pompmo lived on land that is modern day Portanimicut Road, as his father decided to settle there in 1623. Pompmo fell in love and presented an offering to Chief Quanset in exchange for his daughter's hand in marriage, but when this offering was denied by the Chief, Pompmo plotted to kidnap his daughter. His attempt to steal the Chief's daughter failed, nearly resulting in his death, but he was able to escape Chief Quanset and his tribe. Pompmo decided to retreat to the end of present-day Portanimicut Road on what is today's Paw Wah Pond. It was winter and Pompmo went ice fishing, and as the legend goes, he did not satisfy the Water God, so he and his dog fell

through the ice and died. This legend has since influenced local fisherman to visit Paw Wah Pond and make a tobacco offering to the medicine man ensuring successful fishing.

Mission of Management Plan

As detailed in the Town's 2006 Conservation, Recreation, and Open Space Plan (CROS), properties like 141 Portanimicut Road are purchased to ensure open space and to advance the Town's commitment to provide ample opportunities for passive recreation.

Accordingly, Orleans voters have made a considerable commitment so that children and adults of all families may access the benefits of open spaces town wide including this parcel. The open space and recreation opportunities at 141 Portanimicut Road are maintained by the Town of Orleans so that every interested individual and family has equal rights to this land. This new 2021 management plan, then, is intended to advance and promote the varied benefits this land provides so that all people are encouraged to appreciate, use, and conserve 141 Portanimicut Road. This resource of Orleans adds meaningfully to the quality of life for our year-round residents and visitors alike.

Objectives of Management Plan

The objectives for managing this property are:

- To make open space and recreation accessible, welcoming, and educational for all visitors consistent with its salt waterfront and passive recreational potential;
- To communicate guidelines for use that are positive, educational, and are respectful of others;
- To preserve native plants, manage invasive plants, and foster native habitats and biological diversity;
- To assure management of the property remains consistent with the Town of Orleans' Plan for Conservation, Recreation, and Open Space (CROS), and with existing Town Bylaws.

It is the responsibility of the Orleans Conservation Commission to manage 141 Portanimicut Road. The Commission, and its agent, are the key leaders for articulating what needs to be done to reach these objectives and hence accomplish the larger mission. In order for the Conservation Commission and its agent to accomplish the objectives, interdepartmental communication and cooperation are essential. This collaborative approach will better ensure that 141 Portanimicut Road is enjoyed by all.

Land Uses

Conservation lands across Orleans are purchased for a variety of active and passive recreational uses. Owing to the waterfront nature of 141 Portanimitic Road, this particular resource also supports a number of water-dependent activities.

The area's recreational opportunities include:

- Bird watching and animal observation
- Picnicking
- Scenic viewing
- Shore fishing
- Small boat landing
- Shell fishing
- Shellfish propagation, with permission from Orleans Conservation Commission
- Storing or launching of boats (in accordance with the Harbormaster Rules and Regulations and in coordination with adjacent Town Landing Rules)

Activities restricted by law and activities disallowed under management of the Conservation Commission are listed below but not limited to:

- Alcoholic beverage consumption
- Discharge of Firearms (Orleans Bylaw 158-30)
- Harassing wildlife or visitors
- Hunting
- Horseback riding
- Littering (Orleans Bylaw 125)
- Motorized recreational vehicles (ATVs, dirt bikes, motorcycles, snowmobiles)
- Open fires and cooking
- Smoking
- Tenting or camping (Orleans Bylaw 124-5)
- Unrestrained Dogs (Orleans Bylaw 85)
- Use of fireworks
- Use of soaps, detergents, or shampoo

Additional regulations regarding hours for use of the property and use of the property by groups of visitors are:

- 141 Portanimicut Road Conservation Area is open for enjoyment by the general public daily from sunrise to sunset.
- Groups of 10 or more, celebrating special occasions such as weddings, birthdays, or family gatherings are required to coordinate use with the Conservation Office. School groups in buses are encouraged.

To ensure enjoyment for all visitors, certain activities are limited by law while other activities are prohibited by the Conservation Commission as the managing agent. Violations of Federal, State or Town of Orleans Bylaws are enforced by Orleans Police. Violations of Conservation Commission created regulations will be enforced. It is assumed all visitors will practice personal responsibility and exercise common sense.

Responsibility for Management and Maintenance

The Orleans Conservation Commission is responsible for overall management of the property including promotion of use, adherence to rules, implementation of actions to improve physical conditions, periodic evaluation of the extent to which objectives are being accomplished, and procurement of financial resources to ensure successful conservation.

The Orleans Department of Public Works provides necessary maintenance to road access for safe travel. They also provide routine operational maintenance including mowing, pruning, clearing, and cleanup.

The Orleans Police Department enforces Town Bylaws by responding to complaints and by patrolling the area.

Closing

The 141TF recommends that the 2021 management plan for the property should be reviewed after 5 years and at 10-year intervals thereafter. The Conservation Commissioners, in concert with the Conservation Agent, are responsible for the implementation of the management plan. Across the management plan there is a deeply held value that all people deserve equal access to this conservation land.

Part 3: Summary of other topics discussed and not recommended for 141 Portanimicut Road

Introduction

In Part 3 of the report, the Task Force presents the other topics that were discussed in relation to the future use of 141 Portanimicut Road. Identifying and sharing these topics makes it more likely for the Commission to understand the decision-making process and the rationale of the task force. Although this final report does not recommend advancing any of these topics at present, we wanted to let you know they were discussed.

Housing

Affordable Housing

Affordable Housing is defined by Massachusetts and the Community Preservation Act as Housing targeted to and affordable by households that meet specific income eligibility levels, typically households earning below 80% of the town's median income. Housing is generally considered affordable if the household pays less than 30 percent of its monthly income to secure the housing. 141 Portanimicut Road was purchased using Community Preservation Funds for Open Space and Recreation and therefore was not considered for any other defined use.

Housing Opportunity

Conservation Commissions often can and do acquire lands with existing buildings on them. In Orleans we have done this before. The fate of the building is ultimately up to the Conservation Commission. The Environmental Handbook for Massachusetts Conservation Commissioners provides guidance on the use of land with existing buildings (see Ch 8.7.6). Buildings can be used to provide a housing opportunity if the tenants provide services that *support the conservation use of the property*. We understand the Commission utilizes this model at the Sea Call Conservation property where a housing opportunity was created by housing a Natural Resources employee who provides care and maintenance for the property as well as generating rental receipts. On this property the historical significance of the building was a strong determinant in keeping the structure and providing a housing opportunity on a large property that requires a lot of care. Also, the care and maintenance save the Town on the expense side and the receipts provide revenue for the required building repairs and upkeep. This model has worked for that property successfully for several years.

However, in discussing creation of a housing opportunity on this parcel, using the model that works under MGL 408C, the 141TF thought that this model may not be appropriate for the following reasons:

- Maintenance requirements for the parcel are minimal, thus negating the necessity of a caretaker tenant or family. It would be difficult to provide rent reduction from maintenance work given the low needs of the small property.
- The presence of a caretaker or family would affect the openness of this small parcel, both the feeling and the physical space, thus affecting the way in which the property could be fully enjoyed by the public.
- Keeping the existing dwelling for housing of a caretaker or family would require creating exclusive use areas and designated parking areas for the caretaker or family. This would reduce the space available for public use and limit parking that is already minimal.

The 141TF also wishes to recognize that the Conservation Commission has purchased other properties with buildings and structures and has ultimately decided to undevelop those parcels in order to restore them back to open and natural settings that foster uninhibited public access. Kent's Point, the Christian property, Meadow on the Cove (former Smith property), and Putnam Farm are all examples of such properties where un-development and restoration of natural conditions has been the Conservation Commission's choice.

Upweller/Shellfish Propagation

The Orleans Shellfish and Waterways Improvement Advisory Committee (Shellfish/Waterways) has active representation on this Task Force. The Shellfish/Waterways has continually expressed interest in the property for a number of possible uses.

One suggestion proposed the property be used to promote shellfishing. The concept was volunteers could give "hands-on" lessons in how to shellfish. The building could store a collection of used shellfish implements (for loan or rent), so that people could "try out" shellfishing before investing in their own equipment. Typical instruction would include how to cull, how to measure and use a gauge, and gather safe handling information for raw shellfish which is very important in these times of the heating ocean. Similar programs could be established for fin fishing.

Also, there has been quite a bit of interest in having an upweller (shellfish nursery) in Orleans and the site could provide for a number of possibilities. Concepts discussed included a FLUPSY (floating upweller system on the dock), a covered upweller on the ground, or an upweller in the building. The 141TF discussed and acknowledged that upwelling shellfish on site is not dependent on the existing building. An upwelling program could be used to support oyster propagation for the recreational-only oyster put and take activities in town. Supporting

recreational only shellfishing would be an allowed use of the property. The Town's previous upweller was operated by 60 volunteers under the direction of the Orleans Pond Coalition, with no money spent by the town. The 141TF took no specific vote on this and did not fully discuss any impacts a facility such as this may have such as parking or noise etc.

Boat Safety and Handling Instruction

It was discussed that the building and landing area could be used for small, "hands on" instruction on such topics as required safety equipment for a boat, how to store and put on a personal flotation device (PFD), how to work a hand-held radio, how to use a compass, read a tide chart, etc.

We are aware that there are groups, including the Cape Cod Power and Sail Squadron and the Coast Guard Auxiliary that offers classes on boating safety. However, these courses cost money, and usually last several weeks.

The concept was for small groups with individual instruction, and oriented not only to boat owners, but also to people who come and rent a boat. These instructions could be valuable in helping to reduce the rescues the Harbormaster's Office have during a season.

It was acknowledged, a lot of people don't know how to anchor a boat, and they could practice right off the dock. Also, a lot of people don't know how to row a boat; again, there could be individual instruction, especially on windy days. Other safety issues: how to check a gas can (on an outboard), how to vent the top, why not to let the gas go low in the tank.

There are more and more people going kayaking, and many of them need help with managing the kayak, but also have little knowledge about the waterways "rules of the road", how to read the wind (important to get back to the point of departure), etc. Again, there are classes, mostly offered by commercial enterprises, but they are expensive, and too often the safety instruction is minimal.

The 141TF took no specific vote on recommendations regarding the above. There are a number of considerations that would need to be taken into account if this concept were explored. The site, being physically small, does not lend itself to events that would require large parking capacities, facility amendments, and this potential use did not rank as a priority use for the parcel, but it certainly would be allowed and was found only to be partially dependent on a building on site.

Harbormaster Offices

The Harbormaster's Office temporarily occupied the building on site, as their office, while the Town was building a new DPW and Natural Resources facility. During that time support grew for maintaining this use. The letter from Shellfish/Waterways dated 12/18/2017 highlights this

desire for the Harbormaster to have an office on the water. On 10/23/2018, Town Counsel Mike Ford wrote a letter to the Town Administrator that provided guidance on using the building for this purpose. The letter, widely discussed, rules out the use of this property for a municipal office use (Harbormaster) but did go on to say the building may be used by the Harbormaster for some type of accessory use in connection with and related to the CPA recreational uses allowable, provided this is approved by the Conservation Commission.

Coastal Resiliency Projects

The site had been selected, independent of our task force work and charge, for a coastal resiliency demonstration project. Specifically, the Pleasant Bay Alliance had selected the Town conservation parcel for demonstration of a pilot salt marsh enhancement project. The concept, salt marsh nourishment and elevation enhancements through sediment deposition, was supported by the Conservation Commission but did not go forward. The 141TF has no specific recommendation on concept projects such as these due to not being charged with our investigation. However, it is noteworthy that the site contains several sensitive coastal resource areas that make it ideal for study if in the future.

Site for future Municipal Pier

Although not a recommendation, we did discuss the general site conditions and if they would be suitable for the installation of a future municipal pier. The property is not in an area subject to prohibition for the installation of new piers in Pleasant Bay therefore making it a viable discussion. The bathymetry was examined and did demonstrate a pier would not conform to current design and performance standards. While this alone would not preclude the Town with seeking a proposal for such a facility we did not work on this concept further and identify all of the relief it may have needed to be permissible.

Closing

The 141TF thought it was important you be advised on all the ideas and concepts for use that were discussed during our meetings. While none of the above concepts are being advanced through this final report, and the summary discussions above were kept purposefully brief, value may be found in some of our discussions, minutes, and supporting materials if the Conservation Commission chooses to advance any one of these concepts for the property.

Appendices

- A: Town Meeting Article, Doings
- B: Gilmore Letter
- C: Property Deed
- D: Town Meeting Article: Smith Beach
- E: Task Force Charge
- F: Legal Opinions from Town Counsel RE 141 Portanimicut Road (2)
- G: Existing Conditions Site Plans (3)
- H: Potential Use Ranking Tables (2)
- I: Parking Concept Plans (4)
- J: Public Correspondence and Letters