

# Minutes of the Open Space Committee, January 25, 2010

meeting ran: 4:04 to 5:25

members present: Hank Janowsky, Ghee Patrick, Dave Hale, Steve Milkewicz, and Dennis Minsky (recording)

also present; David Mayo

- Minsky submitted the revised Open Space Annual Report and it was approved 5-0-0
- Minsky submitted the minutes of March 8, 2008 and they were approved 3-0-2
- Minsky submitted the minutes of January 5, 2010 and they were approved 4-0-1

the rest of the meeting consisted of a discussion of the two parcels of land being proposed for conservation through partial funding with Land Bank funds, the Mayo and the Hawthorne properties.

## Mayo property

David Mayo addressed the committee. He reported that he had contacted Mark Robinson, of the Compact of Cape Cod Conservation Trusts, who had been helpful, but informed him that he could not get substantially involved unless the Provincetown Conservation Trust indicated an interest in the property. He revised (and submitted) his formulation of the proposed breakdown of his purchase as follows:

\$ 85,000 CPC funding (at last meeting this figure was \$100,000)

\$116,600 Land Bank (at last meeting this figure was \$125,000)

\$ 218,400 state LAND grant\* (at last meeting, this figure was \$195,000)

total: \$420,000

\*the Town would apply for this grant, 52% of total, as the purchaser of the property

Mr. Mayo also read letters of support from Kevin Cotter, Chris Busa, Dennis Jones, Robena Malicoat, Donna Aliperti and Kathleen Cotter,

Jonathan Sinaiko, and Anthony Fisher and Laura Crain

Mayo application continued

an ensuing discussion between Mayo and the committee contained the following:

-Mayo contended that his property would provide a continuous access from harbor beach to the dunes, but this was contradicted by Janowsky.

- Janowsky asked if Mayo might wait for another year to make his application; his reply was that he “can’t go on forever”
- Patrick commented that just to “visualize the hill with a large house on it” was motivation to save it.
- Hale asked about what role Provincetown Conservation Trust might play and what funds that group might have access to; the consensus was that the Trust had no ready funds, but might assist in grant searches
- Mayo also stated that if abutters purchased portions of his property it could be worth far more than \$1 million dollars, but that he did not want to see that happen.
- Mayo also stated that his proposal was much less than the Hawthorne proposal, in specifics: \$65,000 less from CPC, \$97,000 less from Land Bank, and \$175,000 less in state LAND grant. Minsky responded that the Hawthorne property was over three acres, compared to his acre.

At this point, the discussion turned to the Hawthorne property proposal. Minsky presented a short history of the project to date, including the recent revision in the property being sought, parcel 13-1-25 by itself, less 13-1-25-J and 13-1-25-K.

Milkewicz brought up the possibility of a combined Affordable Housing/Open Space proposal, and Minsky referred to a past document that affirmed that such joint efforts have succeeded. Janowsky wondered about the proximity of the Hawthorne parcel to Route 6, near what has become staging area number 3, in terms of access and parking, and it was agreed that this was worth investigating. It was

agreed that more community support was necessary for the Hawthorne property.

Minsky also brought up the idea of contracting with the Compact of Cape Cod Conservation Trusts to oversee the process of guiding this purchase through the various funding agencies, securing one or more appraisals, and otherwise being in charge of the details involved. He reported that Paula Goldberg, of the Compact, was prepared to present to the Community Preservation Committee meeting on 1/26/10 and he read a response she had prepared to a list of questions from that committee. Minsky said that, in effect, this action would indicate that the Open Space Committee was placing a priority on the Hawthorne property, while still regarding the Mayo property as desirable and worthy of preservation. There was some resistance to this prioritization.

Additional discussion was based on the relative merits of the two parcels, Mayo and Hawthorne, in terms of accessibility, contiguity of the parcels to adjacent conservation property, potential community support, and overall value. It was agreed that such comparisons are difficult.

At this point Hale suggested that perhaps it was still possible to conserve both properties. He wondered whether the Mayo property might be easier and quicker to buy, and that the Hawthorne property might be a longer process. Further conversation on the relative merits of the two parcels led the committee to agree that this was a complex issue indeed and that professional assistance would be in order.

Minsky moved, and Patrick seconded, that the Open Space Committee contract the services of the Compact of Cape Cod Conservation Trusts, Inc. to review the applications of both the Hawthorne and the Mayo properties before Open Space and Community Preservation Committees, and to provide their best advice on the prospects of

preserving both properties and to further provide the best approach for each and both applications. The motion was approved, with a vote of 5-0-0.

The next meeting of the Open Space Committee was not established at this meeting. Meeting adjourned at 5:25