

Open Space Committee, March 16, 2018, Truro Town Hall

Members Present: Nick Norman, Janice Parky, Jane Petterson, Tony Hodgin, Mike Fee

Also Present: Paul Wisotzky, Chairman of the BOS. Rae Ann Palmer, Town Manager joined at 1:47pm.

Mr. Norman (Chair) called the meeting to order at 1:00pm.

Minutes of the February 8, 2018 meeting were approved unanimously.

Proposed Great Hollow Beach Project before CPC:

Information Gathering and Discussion:

Ms. Parky was unable to contact Eliza Harned, Beach Commission Chair, however she spoke to Commission member Fran Johnson. The Beach Commission has discussed the issue but has taken no formal stand. Some members approve, others do not.

Ms. Petterson provided a copy of the CPC Application Form filed by the proponents. She was unable to get clarity, however on whether H/C access is in fact possible on the site and why it is listed on the article the CPC is sending to the BOS.

The Committee members discussed a map of the subdivision, and noted that there is a covenant on the parcels, and therefore all abutters would likely have to agree on usage, per Mr. Fee. The abutting lot is under sale agreement. Mr. Norman stated that the covenant and possible usage of the abutting property as an expanded public beach needs to be disclosed to the buyer.

Mr. Hodgin stated that if the Town votes to use CPC Funding for the purchase, TCT will take the upland and lease the beach to the Town for the hefty sum of \$1.00. Mr. Fee asked who would hold legal title to the parcel, Mr. Hodgin stated TCT.

Mr. Fee suggested that there should be a unified process for all interested Town committees to evaluate land acquisition projects. Several Committee members expressed disappointment in the process as it has played out. There was consensus that there were, "numerous process errors". "Town ownership" of the parcel was questioned, and who was representing the Town in the transaction.

Mr. Norman noted that the most compelling reason for the project is the view scape from the parking lot.

Mr. Norman suggested that after ATM, the Committee make a list and decide on projects to work on as we approach 2020 and the end of our current debt service, endeavoring to work with Affordable Housing and the Recreation Committee.

Mr. Wisotzky invited Town Manager, Rae Ann Palmer to the meeting to answer some of the Committee's questions. She arrived at 1:47pm.

Mr. Wisotzky asked for clarification on the covenant. Ms. Palmer explained that language in the covenant would need to be changed to allow public use of the beach. Supposedly the purchaser of the abutting lot does not object, but this is not in writing. CPC Funds should not be used if the land is not usable as a beach or conservation land which has to be open to the public. She stated that the BOS can only support the proposal once the legal issues are solved; covenants can be changed.

Mr. Norman asked for clarification as to who would own the property. Ms. Palmer confirmed it would be owned by TCT and leased to the Town for the hefty sum of \$1.00.

Mr. Wisotzky questioned the H/C access which the warrant article specifies. Ms. Palmer stated that Fred Gaechter, Chairman of the TCT stated it is possible.

Exit Ms. Palmer

Mr. Fee stated that he would be hesitant to support a project that has so many legal contingencies. Ms. Parky and Mr. Norman agreed.

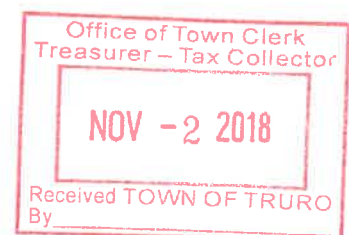
Ms. Petterson explained that the CPC has to hold on to funds until all is in place and the CPC was not aware of the covenant when they voted to support the proposal.

Mr. Wisotzky added that Ms. Palmer's statement that Conservation land must have public access is an interesting and important point.

Next Meeting: Thursday, April 19 1:00pm

The meeting adjourned at 2:20pm

Respectfully Submitted, Janice Parky



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