Town of Harwich

Real Estate & Open Space (REOS) Committee

Regular Meeting Minutes – October 20, 2017 Amended

Members Present: Kathy Green (Chair), John Preston, Elaine Shovlin, David Callaghan, and Carol Porter. Absent: Robert Thomas, and Marcia Thorngate-Smith, Guests: Amy Usowski, Art Bodin, Liz Dubuque, Jim Cheverie, Donna Mollino Assessing Director, Carol Cappola Finance Director, Charlene Greenhalgh Assistant Town Administrator, and Linda Cebula.

Approval of Minutes: The REOS Committee approved the minutes of September 15, 2017 after correction of several names.

**OLD BUSINESS**

**Cornelius Pond Woodlands Project (588 Queen Anne Rd)**

**The application to CPC is done. BOS is seeking $200,000 for a Conservation restriction. The town can later apply for $100,000 from the Mass Land Grant.**

**Property Off Queen Anne Rd (the Sandpit)**

The Zoning Board of Appeals is asking the possible owner for more information including a more complete map and proof of ownership. The owner has requested a delay until November but will probably ask for more delays. Dave has more aerial photos that go further back in time. There is no further mining now. Lots of piled material has not been removed yet.

**Judah Eldredge Property Off Hawksnest Rd.**

**REOS asked for more information which was addressed by the representatives from the administration present at the meeting. Use of CPC funds appears to be the only way to fund payment of the back taxes at this time. The town cannot pay more than the appraised value according to state law. The back taxes are $473,000, the appraised value in 2015 was $369,000 and it is now assessed at $443,300. The assessed value probably needs to be updated. If the town takes it by eminent domain, the difference between the appraised value and the owed taxes would still need to be paid- that right now is over $100,000 - where are the funds going to come from? A suggestion was made to see if HCT might be interested in partnering. Charlene was going to pursue that.**

**Why take it now? Among the reasons given were that it is in the Six Ponds district, located in the Pleasant Bay watershed, it is near Hawksnest Park, and it would increase open space. It could reduce the potential sewering needed in the area.**

**The consensus of the Committee is that other properties being considered are a higher priority. We will remove it from further consideration. Upon Motion Made and Duly Seconded, the Committee voted unanimously to not support the application to CPC for the property.**

**NEW BUSINESS**

Kathy distributed copies of the annual presentation to BOS to us. She will present it to BOS soon.

The owner of properties at 31 and 33 Lakeview Dr. on Aunt Edie’s Pond asked us to consider possible donation of her properties. They are very small, and the back taxes are $40,000. We sympathize with the owner predicament but because they have very little possible use by the town or HCT for that price, we do not want to consider them further.

A request was made for an updated list of town-owned and owners unknown properties - that should come from the town planners office. We will prioritize what we have reviewed and submit after the next meeting.

The next meeting is scheduled for November 17, 2017 at 8:30 AM at the Town Offices.

Respectfully Submitted

John Preston, REOS Clerk