

TOWN OF HARWICH
COMMUNITY PRESERVATION COMMITTEE

Approved 1.11.18

Community Preservation Committee Regular Meeting Minutes of December 14, 2017

Electronically recorded.

1. Call to Order

Harwich Community Preservation Committee Meeting called to order by Chair Dave Nixon at 6:03 PM, on Thursday, December 14, 2017, in the Harwich Town Hall, Donn B. Griffin Meeting Room.

Present: Chair David Nixon, Vice Chair Kathy Green, Jim Atkinson, Daniel Tworek, Cindi Maule, and Mary Maslowski

Absent: Joseph Powers and Selectmen Liaison Donald Howell

Vacant: Conservation Commission representative, Housing Authority representative

2. Guests welcomed. Public comment:

a) Harwich Town Selectperson Julie Kavanagh spoke in support of the submitted CH 10 Harwich Affordable Housing Trust and Part-time Housing Coordinator project. The Cape Cod Commission and the Cape Housing Institute both acknowledge the Cape's need for workforce and affordable housing. Without this sort of vehicle, we are going to have difficulty in providing this needed housing. She also spoke to the availability of CPA community housing funds.

b) Harwich Town Selectperson Michael MacAskill spoke to the submitted CH 10 Harwich Affordable Housing Trust and Part-time Housing Coordinator project. On Dec. 11, 2017 the selectmen unanimously voted to support the housing trust, and is asking the CPC to support the trust. It's been five years since any community housing projects have been done.

c) Town resident Linda Cebula of Harwich Port would like to know how the OS-12 Preservation of the Eldredge Conservation Lands property purchase project is going to be funded? At the Dec. 7, 2017 CPC meeting presenters said that the debt was going to be wiped out. How?

Ms. Cebula questioned using CPA funds on the submitted REC-15 Hinckley's Pond Restoration and Public Access Area Rt.124 project. She also questioned the use of alum in the treatment of the pond's condition. What impact the alum would have in the future of the pond? What steps are being done to change the current practices that are affecting the pond? What is the science behind this plan? What is planned to handle the invasive plant species?

d) Harwich Town Administrator Chris Clark had tried to get representatives from Yarmouth to speak to us regarding their housing trust. He invited the CPC to a meeting he has arranged for Dec. 21 at 3 PM in his office to speak with Bob Lotte from Yarmouth. Please let Chris know if you are interested in attending.

e) Town resident Jim Cheverie spoke in support of OS-12 Preserve Eldredge Conservation Lands property purchase project. It wasn't just the neighbors that are interested in Hawksnest. He went door to door and learned many residents support this preservation.

3. Approval of Minutes: Meeting of December 7, 2017

A motion was made by Daniel Tworek, and seconded by Mary Maslowski, to approve the December 7, 2017 CPC Meeting minutes.

VOTE: Yes 6; No 0; Abstain 0. Motion carried unanimously.

4. New Business

a) Presentations:

TOWN OF HARWICH
COMMUNITY PRESERVATION COMMITTEE

Approved 1.11.18

Page 2

Harwich CPC 12.14.17 Meeting

REC-13 Saquatucket Harbor Landside Pedestrian Accessibility

Town of Harwich Harbormaster Department, *Applicant*. John Rendon, Harwich Harbormaster, *Project Manager*.

Requesting: \$250,000.

Presenters: Harwich Town Administrator Chris Clark and Harwich Harbormaster John Rendon.

This project is to improve the pedestrian access and handicap accessibility to Saquatucket Harbor. Safety is a major concern for access to the Harbor. The very active harbor hosts a ferry and municipal boating marina. A parking lot and ticket sales are on the west side of Rt.28. People line up alongside the road to purchase tickets, then they walk across the busy roadway to get to the ferry/recreational marina. It's an accident waiting to happen. Parking and ticket sales are planned to be moved to the harborside on the old Downey Property. The proposed lighted boardwalks would connect that area to the marina with benches and viewing areas. Adding to this project's pathways are the ADA access and ramps which will connect with the marina-side's ADA accessible project that is already funded and in the works, making it fully in compliance.

This project fits into Harwich's Comprehensive Plan, improving character and appeal to the public marina and neighboring businesses. The town wants all the water accesses ADA compliant. Wychmere Commercial Fish Pier and Allen Harbor are already ADA compliant.

If the project lacks funding one option is a reduction in the boardwalk plan and a change in materials. Other grants for funding have been requested to support this project.

A detailed budget breakdown was requested.

REC-15 Hinckley's Pond Restoration and Public Access Area Rt.124

Heinz Proft, Town of Harwich Natural Resources Director, *Applicant*. Heinz Proft, Town of Harwich Natural Resources Director, *Project Manager*. *Requesting: \$650,000.*

Presenters: Harwich Town Administrator Chris Clark and Town of Harwich Natural Resources Director Heinz Proft

This project was originally presented to the CPC for funding with applications in 2014 and 2016 - the problem remains to be addressed. They listened to the committee's concerns and have returned with the project including improved public access to the pond. Phosphorus is present and will continue to be until contained. The pond is a conduit to a ponds system and the herring run. People also swim and boat in the water. A fish kill happened again this summer. All the water links need proper water quality. Its neighbor, Seymour Pond is about five years out from being addressed. Director Proft requested funding for this project from the selectmen, but they sent him back to the CPC. Other towns have funded this type of project with CPA funds. CPC members commented that what other towns do isn't a foundation for what your town's CPC should do. The real question is how does the project fit the CPA guidelines. Town Administrator Clark feels this project does fit the CPA guidelines.

The use of alum to treat the pond's phosphorus problem was discussed. What are the risks in using it? What confidence is there in the use of it? About 7-8 years ago, Long Pond was treated with the alum method; it has been successful. Alum is a known compound, and other towns have used it. It is not a permanent, one-time solution, but it works with an expectancy of twenty years of assistance.

The town's comprehensive waste water management plan cites the pond's problem. The scientific review report recommended this process. The town could be sued for not removing the phosphorus.

What is currently in use and what may/will be done to address contributing issues was asked. The cranberry bogs in the area are already trying to prevent runoff. They already use very low ratio amounts of fertilization. Currently some roads have better runoff conditions. Maybe the road could be reshaped for improved runoff. We are about five years out

TOWN OF HARWICH
COMMUNITY PRESERVATION COMMITTEE

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Page 3

Harwich CPC 12.14.17 Meeting

from repaving Rt. 124 with improved drainage. Through better business practices they can work with the neighbors concerning their septic systems' runoff and fertilization use. The creation of new town bylaws/regulations on fertilization use, and septic systems was asked. New homes will have a larger setback for their septic system to the shoreline. The State does have some guidelines on fertilizers the town can use.

The recreational aspect of the project will provide pond public access for bike riders or walkers via the bike path that crosses right there. New this year is a proposed pavilion, which will have water views, bike racks, and stairs down to the pond. There is no close car parking; Headwaters is the closest parking. The little restaurant across Rt. 124 where the bike path crosses doesn't provide pond access, and doesn't want the public to use their parking. Private property owners have not been approached for public access/parking. The \$75,000 cost of the recreational aspect was questioned if the value justified the expense.

The submitted application has two different legal opinions from two years ago. No more recent update is available, but the town feels confident in the use of alum.

An updated detailed budget breakdown was requested.

b) Yarmouth Housing Trust presentation postponed.

5. Old Business:

Harwich Real Estate & Open Space Committee Chair Kathy Green provided a *handout: A Timeline of the Judah Eldredge Property (Off Hawksnest Road)* regarding OS-12 Preserve Eldredge Conservation Lands property purchase project. The RE&OS committee does not support spending the limited CPA funds on this project; not a high priority use of those funds.

6. Other: Dave will get the table nameplates for committee.

7. Next meeting's Agenda points:

Next meeting – Next Thursday, January 4, 2018 @ 6 PM.

Committee will have discussion on the applications without straw voting or polling of members.

8. A motion was made by Daniel Tworek, seconded by Jim Atkinson, to adjourn.

VOTE: Yes 6; No 0; Abstain 0. Motion carried unanimously.

Adjournment 7:08 PM.