

Harwich Real Estate and Open Space (REOS) Committee

Town Hall

August 19, 2016

Members Present: Kathy Green (chair), Bob Thomas, John Preston, David Callaghan, Elaine Shovlin and. Marcia Thorngate-Smith

Guests: Chris Clark, Dan Pelletier and Amy Usowski

Approval of Minutes: The minutes of July 15, 2016 meeting were approved.

Town Owned Properties

At our April 15, 2016 meeting, we agreed to write a letter supporting the Conservation Commission's recommendation to transfer a number of properties to the care and custody of the Conservation Commission. Chris was here to discuss four properties included in that proposed transfer.

He and Dan Pelletier want to exclude the Bay Road property which abuts Water Department property and may be needed to mitigate needs for the town water system or water discharge. They may also need it for an additional well in the future. The police shooting range is in the Town Forest property on the list. Amy said that she did not want any part in supervision of the shooting range. It may be possible to subdivide the property in the future and then transfer part of it. We agreed to revise the letter to exclude the two properties from the list. Chris had no objection to transferring the Great Western and Depot Road properties. We said that our objective was to protect land but not to take it away from other town needs. We asked if there were any other properties that the Water District is interested in and Dan said he will investigate.

We also discussed 0 Depot Street's possible use for housing. Amy said that because of heavy bush it is hard to delineate the wetland but she believes that it could hold one house for low income housing. She said that when access is provided she would need to a formal wetland delineation before she could recommend it. A motion was made to add it to the list.

Our previous recommendation was to make 4 Central Avenue available for sale. It is a very small property with little value. Chris agreed to send a letter to the abutters and get it back BOS's agenda.

Hawksnest Property

Kathy reported that she had a discussion with Ann Howe at the CPC meeting. We last recommended that we take no action on the property and terminated our discussions of it. Ann was very critical of that decision. We reviewed our past discussions. Ann wants to come to a REOS meeting to present her case. We said that is her right. It is on the agenda for the next BOS meeting and we decided to leave it on the meeting agenda.

CPC is developing a comprehensive plan for the first time and one section deals with open space and recreation. Input and support from committee members will be essential to the success of this.

Owners Unknown

Chris said that having our law firm investigate property costs \$175 per hour and would quickly consume available funds. A title research company costs \$30 to \$40 per hour and could do the initial investigation just as well. He recommends using the title research company. Dave agreed to share his investigative work.

We discussed the property located down JZ Road apparently belonging to Clif Deluze. Recently several abutters have raised concerns. Amy reported that taxes are not being paid and mining is very active. There is a regulation that mining cannot be within 100 feet of any wetland. We believe that there is no permit from the state or town. In addition, it is located in the Six Pond District which requires other permits. We discussed whose jurisdiction it is to investigate further. Chris said that the Building Department would have jurisdiction over the permits. He agreed to pursue it further.

Next Meeting: September 16, 2016 at 8:30am

Respectfully submitted

John Preston, REOS Clerk