

Town of Harwich
Real Estate & Open Space (REOS) Committee
Meeting Minutes
October 17, 2025

Members Present: David Callaghan, Chair, Katherine Green, Brad Hinote, Margo Fenn, Elaine Shovlin, Carol Porter. **Guests:** Michael Lach, Mark Kelleher

8:33 A.M. Call to Order.

Call for public comments: none

Kathy moved to accept the minutes for the August 15, 2025 meeting. Seconded, all in favor.

Old Business: Review of Parcels Assigned to Select Board: Review and possibly vote on parcels under the direction of the Select Board that deserve additional protection. Dave presented slides noting a number of parcels under the direction of the select board. These slides were also presented to the Harwich Water Department and the Conservation Commission. The HWD had suggestions regarding parcels that will be reviewed later here. The Conservation Commission asked for information on what the committee's criteria was and the process we were going to follow through all of this. After the CC meeting Dave drafted a handout identifying the criteria and processes. Dave reported that three of the presentations listed had already been done – REOS Committee, Water Department and Conservation Commission. The next step is to bring it before the Select Board.

REOS Committee reviewed the slides presented. The details are listed here:

Map 89-Z1 19 acres. The HWD backed transferring this parcel to the HWD. Area to left of slide is town well area. Area around it is conservation. Per Dave in 2000 it was transferred out of the HWD to enable the Select Board to access the parcel to build a wind turbine. Since the project never materialized it is best to transfer it back to the HWD.

Map 91-K4 – Transfer to the CC. Questions concerning status of this parcel. At one time there were funds allocated to increase public access to Hinkley Pond. Kathy will follow up on the status of the project.

Map 92-P2,3,4,5 – Transfer to the CC. This parcel is directly north of Harwich Conservation Trust property. It is wetland and not buildable. Ad Hoc Committee is proposing placing a Conservation Restriction on parcel for an extra layer of protection.

Map 100-L7– Transfer to the CC. Old bog abuts HCT CR

There was discussion to clarify the need for the transfer of parcels. These may not be high on a busy Select Board's to-do list. Transferring the parcels would put them in the hands of the CC or HWD which have the expertise to protect and manage them. The answer to a question asked on how they would be managed was that it would be a parcel by parcel decision.

Map 56-M3 – Transfer to the CC. Herring River, 15 ac., half-mile riverfront

Map 27-D7, 28-C7 – Transfer to the CC. These are small, land locked parcels that abut marsh or conservation areas.

Map 102-R1-5 - Transfer to the CC. 4.03 acres, pine-oak forest

Map 93-J1-2 and Map 93-J4 – Transfer to the CC. Six Ponds DCPC 1 ac. And 3 ac. Abuts or is surrounded by

HCT conservation area. The parcel abuts Route 6, Question on whether it would be best to leave parcels in Select Boards hands because we do not know what future uses may be needed such as affordable housing. In vicinity of conservation and not accessible is reason to transfer it to CC.

Map 107-E4-B – Transfer to the HWD. Parcel in area of Town Water Supply 0.16 ac., abuts HWD wellfield. Question on whether the legal fees might make transfer not worth the trouble. The intent is to move all the parcels over in a single deed.

Map 22-A4-A2 and S4 – Transfer to the CC. wetlands

Map 24-S6-1 – Transfer to the CC. Andrews River 1.5 ac. wetland

Map 34-V1-D, V6 – Transfer to the CC. Skinequit Pond - 0.4 ac wetland, 1.4 ac wetland with some upland. No public access to Skinequit via these properties. Adjacent to land under responsibility of the Select Board/Harwich Housing Authority. Per Dave, the transfer to CC would not alter any usages of the larger adjacent bog area.

Map 98-H1-5 – Transfer to the HWD. Parcel is in area of Town Water Supply, 8.4 ac., abuts HWD wellfield. REOS has brought this before the HWD in the past but no action was taken. Bundling the properties together to move from Select Board will require two deeds, one for HWD parcels and one for CC parcels.

Map 48-W2 – Transfer to the CC. Cape Cod Rail Trail 1 ac. wetland.

Multiple Map areas to the west of Depot Road abutting Town Water Supply or wellfields, town conservation and other areas, At August REOS meeting, some areas were not correctly shown to be responsibility of CC. Map 52, parcels N1-10 and N1-11 proposed for moving to the HWD, map 52 parcels P1 to P5 were determined to be under the CC rather than the Select Board, and map 53-E1 was changed from HWD to CC as it was no longer adjacent to other HWD property.

Kathy suggested adding Sand Pond parcel that was discussed at a previous REOS meeting. Dave had agreed to bring it before the ad hoc committee. He will follow up on it.

Committee delayed voting on the parcels to be transferred from the Select Board until 1.) Map 91-K4 - issue regarding whether funding for pedestrian access has been rescinded is clarified. 2.) The Sand Pond parcel is added. 3.) Slides showing Map 113-X5 and Map 72-262 have been removed.

Question regarding source of funding for the legal work that will need to be done. Hopefully with assistance from HCT and the compact it can get drafted out then passed to the town attorneys to approve.

New Business: Robins Pond Purchase. An approximately 17.75 acre parcel on Robins Pond and within the Herring River Watershed. HCT has a Purchase and Sale agreement to purchase the property for \$450,000, below the fair market value. HCT proposes utilizing CPA open space funds to help with the purchase and a conservation restriction would be transferred to the town Conservation Commission. A letter of support from REOS would help strengthen the application. Kathy made a motion to accept the proposed letter of support for CPA funding for a conservation restriction on the acquisition of 17.75 acre Robins Pond Woodlands. Seconded. All in favor. Motion Passed.

Member Reports:

Elaine reported on Housing Fair. Information was available. Affordable Housing Trust meeting is Monday at 1 P.M. Elaine will try to attend.

Kathy reported the CPA funding application cycle is closed as of October 1st. They have one application for open space acquisition.

Dave is still waiting for list of properties from the conservation commission and the water department that they have control over so Dave can compare them to the assessor's records. Kathy to give Dave the 13 or so properties that have been funded in some way with CPA funds. Margo will look at what she has also. Plan is to ensure all land bank properties have a conservation restriction. Dave reported that the ARC Pro maps are not done. Dave needs help from his Arc GIS expert. He hopes to have them for the November meeting.

9:55 A.M. Kathy made a motion to adjourn meeting. Seconded, all in favor, meeting adjourned.

Next REOS meeting scheduled for November 21, 2025 at 8:30.

Respectfully Submitted, Carol Porter, clerk