

Town of Harwich
Real Estate & Open Space (REOS) Committee
Meeting Minutes
March 21, 2025

Members Present: David Callaghan, Chair, Katherine Green, Elaine Shovlin, Margo Fenn, Marcie Smith, Carol Porter. Guests: Patrick Otton, Brendan Lowney, Art Bodin, Michael Lach, Christine Flynn.

8:32 A.M. Call to Order.

Public Comment: Patrick Otton spoke in support of three articles on the 2025 Annual Town Meeting Warrant, fertilizer reduction, pesticide use reduction and tree protection.

Margo moved to accept January 17, 2025 meeting minutes with a correction. Seconded, all in favor.

Old Business: Status of Executive Session Minutes: The committee discussed general information regarding dates, subjects and release of executive session minutes.

New Business:

Brendan Lowney, Harwich Affordable Housing Trust. Mr. Lowney reviewed a list of properties owned by HAHT that are being considered for sale. He noted that they are currently in negotiations with Pennrose to build affordable housing at 456 Queen Anne Road and are discussing a ground lease in executive session. Then they still need to submit an eligibility letter to the select board. Per Mr. Lowney, any property that HAHT develops with Pennrose is going to be anywhere from a five to nine years process before construction can begin. Regarding 0 Oak Street, there is only a small area where a septic system can be placed. They are discussing trying to sell this property at its assessed value of \$555,000 or obtain an appraisal. It is important to note that this property is not on the agenda for action in the near future. Both Oak Street and 0 Depot Street present opportunities for tiny houses. The 0 Depot Road/0 Orleans Road property comprises roughly 6 acres part of which is developable and assessed at \$1.9 million. 265 Sisson Road has a tenant until 2034. HAHT could potentially create 16 units of affordable housing on that site. The property is unlikely to be sold. HAHT is interested in acquiring the R5 parcel near the Marceline property. There was also a discussion regarding the Willow Street property and legal stipulations concerning the sale of properties for less than assessed value, as well as the current market conditions. Kathy read excerpts from the REOS minutes from February 2019 and April 2019 concerning the Depot Road property. The discussion included parcels J1, J2, and J3. Dave noted that these parcels form a wildlife corridor and are important to connect Thompson's Field, the town forest, and Chatham conservation areas. Michael Lach spoke about the environmental value of parcels J1, J2, and J3. Mr. Lowney will bring this information back to the HAHT.

Review Local Comprehensive Plan. The LCP committee plans to recommend postponing the presentation of the plan until a special town meeting in September. The consultant is hired to assist through June, and the committee has several action items to address. Public outreach is planned for the summer. The Housing Production Plan and the Open Space and Recreation Plan will be included in the LCP, along with an executive summary. REOS will review the plan, with a focus on aspects that may require the committee's involvement. A question about REOS's support for the plan has been deferred until a date closer to the special town meeting.

Review of parcels assigned to the Select Board. Dave asked if the committee was interested in evaluating parcels currently assigned to the Selectmen that may be better controlled by the Conservation or Water Department, as that would provide additional protection against development. Primarily land-locked parcels adjacent to existing Conservation and Water Department lands

The committee discussed past recommendations to the select board and the lack of action taken by the Town Administration. It was decided that the committee would spend time at future meetings to review the parcels identified and decide the best way to approach the Select Board.

Member Reports:

Carol Porter spoke with Emily Mitchell, town clerk, regarding documents distributed at the meeting. Emily said the handouts could be attach to the minutes. This would allow them to be saved online rather than as a hardcopy in individual committee members' folders. We can decide at next meeting when we approve the minutes.

Kathy Green noted that Elaine, Margo and Kathy attended the Southeastern Massachusetts Land Trust Convocation.

Dave noted he is working on map and corrections for database with Carly.

Next REOS meeting scheduled for April 18, 2025 at 8:30.

10:12 Margo made a motion to adjourn meeting. Seconded, all in favor, meeting adjourned.

Respectfully submitted,
Carol Porter, clerk.

Properties owned by the HAHT	Milestones/Notes to date
0 Pleasant Lake Ave (Marceline Property) 456 Queen Anne road Map and Parcels 82-S1, 70-E2, 70-E3, 82-R1, 82-R3, 82-R4 1.56, 5.42, 4.91 11.89 acres Assessed value: TBD \$ 800,000.00	Purchased 06/25/2021 for \$800,000.00 Recorded 07/01/2021 Phase 1 environmental study 6/29/20 Laura Shufelt from MHP assisting with RFP RFP issued and awarded to Penrose Penrose link: https://bit.ly/4g7Rpq2
0 Oak Street (via 2019 Town Meeting Article 61) Map and Parcels 61 B1-A, B1-B/1.58, 1.32 acres 2.90 acres/\$280,500 +275,000.00 Assessed value: \$ 555,500.00	Site plan complete Ready for RFP or appraisal to sell Town Planner review email 6/9/23
0 Depot Street (via SB 01/18/22) Map and parcel 56 P12 1+ acre Assessed value: \$ 201,300.00	MHP Evaluation notes: Zone 2 (zone of contribution to the well) 60 feet/no disturb
0 Depot Road/0 Orleans (via 2019 Town Meeting Article 61) Map and parcels 63-J1, J2 and J3 1.41, 4.59, 17.35 acres/\$277,000.00, \$343,400.00, \$1,287,800.00 Assessed value: \$ 1,908,200.00	Restrictions form Article 61 Amendment Zone 2/10,000 SF per bedroom Advantageous to acquire J4 and J5
265 Sisson Road (via 2019 Town Meeting Article 61) Map and parcel 40-Z5 1.11 acre Assessed value: \$ 442,400.00	Landlord issue to clarify/legal opinion Bohler septic concept 01/16/2020 based on older 16 unit plan Zoning issue unless 40B

Properties discussed:

728 Main Street Albro House
Map 41 Parcel B8
1.38 acre

Depot Road
Map J4 and J6
2.70 and 2.06 acres

Marceline Property
Eminent domain parcel
R5

70 Willow Street
Map10 Parcel X3
1 + acre
Harwich Town of-Selectmen
Affordable Housing

1 Earl Road
Map 5 Parcel 03
6.77 acres
Harwich Town of-Selectmen
Earl Road Beach

Expiring SHI to track
Pine Oaks Village II/**38 Units**
333 Route 28/**11 Units**

Property Assessed value totals:	\$	3,907,400.00
CPC request application for ATM 2025	\$	500,000.00
HAHT Balance 9/11/2024 pending updates	\$	1,797,872.00
Rental Tax ATM 2025 transfer from special fund for Affordable housing	\$	1,500,000.00
Total	\$	7,705,272.00