

DRAFT FOSP COMMITTEE MINUTES 8/17/11

- 1) Call to order
 - a. Everyone but Richard Bauman
- 2) Public comment no one here
- 3) Minutes
 - a. Comment was made that the wrong date was on the minutes
 - b. Moved for minutes for approval Bo Norris Second by Craig Cooper
- 4) No correspondence
 - a. There were no correspondences to the committee.
- 5) Cost Benefit Analysis - presentation by Chuck Lawton
 - a. Introduce the Cost Benefit Analysis
 - b. Chuck Lawton is the Chief economist with Planning Decisions
 - c. Stated goal was to gather data on cost and benefits of ultimately alternative choices – development or open space of land – what would be the cost to the town of development vs. maintenance of open space
 - d. He was in contact with Matt Sturgis the assessor for the town and got some “use records” for the town
 - i. Prepared a spread sheet for the committee
 - e. Frank G. asks if they are just going to look at numbers and do math or if they are going to look at the actual numbers of incidences
 - i. States they plan to take the numbers and interview the public works and safety and other town employees to obtain the needed information
 - f. Lawton expresses his goal for the night was to asking us for our goals or our hope for the committee work
 - g. Sullivan asks – how do you evaluate the loss of tax revenue, the loss of future tax revenue - Chuck answers yes they want to try to have a time element incorporated into the analysis – the cost of acquiring the land by the town is what they will be looking at not if CELT or a private citizen chooses to set land aside
 - h. Governali ask if we need to know the price and the method of how we would be purchasing the land in order to properly evaluate if the cost will exceed the lose revenue
 - i. The model will be more general
 - i. Governali asks if the model will be life cycled – if a couple moves in then has three kids then they become older and burden the emergency services
 - j. Norris suggest we would have a living model to be able to move info in and out and alter the numbers to see what we have
 - k. Norris suggests that cross hill is an excellent example to look at on how creating a new development can have an effect on the town as there are lots and lots of children in there
 - i. Maureen comments that cross hill is one of the areas for review in the analysis

- l. Lawton explains looking at the actual capacity of the town school and services is very important because if you go over capacity you have a lot more to consider getting additional services, versus if you are not yet at capacity and have a way to go to get there
- m. Categories and location of the additional development can also impact the results greatly as well
- n. Franklin asks about the commercial vs. residential components to the analysis and if they want to look at both or just looking at residential vs. open space
 - i. Lawton says it does have to come into plan during the analysis
 - ii. Carol Anne Jordan– says you can't take out a component it makes up the town no matter how small it is
 - iii. Lawton says to look at all just as what is the driver of municipal services, look at commercial and agriculture in the view to see what its use of municipal services
 - iv. Governali and Cooper mention if it is going to take a lot of time and dollars to continue to look at commercial then we may not need to spend that much time on it as the charge is more focused on residential – yes we need a baseline but not much more beyond that if it is going to take too much time and money
- o. Lawton explains the next steps – complete the baseline cost of services budget by function and refine the draft of data from the assessors database
 - i. Believes he can complete within six months – touch bases meeting by meeting
 - ii. He will plan to have before the next meeting the next cut on the assessor date and the first cut on the cost of services by category – probably not on subcategories, and further detail on agricultural data

6) Key Parcels

- a. O'Meara – ten samples of criteria of acquiring land – broken down into a spreadsheet
- b. Reviewed the maps
- c. Franklin shares what CELT considers important criteria and what CELT does not consider important – and what Maureen's spread sheet is missing
 - i. A town surrounded on three sides by water having water assess is an important factor to consider
 - ii. Another consideration is active vs. not active agriculture land that why if a non active had prime land it would be good to consider that
- d. Explains that the points system is important for when making decision between two or more sites that might come available, the answer is not always yes or no to the question a value has to be given to it
- e. Need to begin to prioritize the layers of maps – each priority was a listed and each member of the committee ranked their most important three
 - i. The following are the categories and how many votes they received:
 1. Wildlife habitat, corridors, woodlands - 5
 2. Type of acquisition - 2
 3. Greenway or trails system - 6
 4. Economic Viability of farmland - 9
 5. Adjacent to other preserved land – 1

- 6. Recreation – 1
 - 7. Historic and cultural preservation – 2
 - 8. Water access – 1
 - f. Rare, endangered or native animals combine with wildlife habitat
 - i. Maureen will combine others in to a draft
 - g. Greene raises issue to make sure the public is kept aware of what is happening and we stay transparent to the public
 - h. Franklin brings up point that – the town does have the power to re zone and that is the fear people have creating an identifying list – and since that we were given the growth area assignment of re zoning concern
 - i. Sullivan – asks what the land trusts goal is for preservation in the town –
 - i. Franklin says there is not a number answer, it is the value of the property preserved, seven acres in one spot is more valuable than 40 acres somewhere else
 - j. Governali suggests before the public workshop to publish a detailed letter in the currier, announcing the workshop
 - k. Franklin suggests after the cost benefit and public survey our information may change so naming key parcels at this point they may change so having area of interest listed may be better and wait to finalize the priority list later.
- 7) Next Steps/draft agenda
- a. Meet with Chuck Lawton
 - b. Look at maps overlay – identifying key parcels
 - c. Look at tools : Open Space Zoning, Impact Fee, Land Acquisition fund, history of open space purchases, public private partnerships, zoning of key parcels
 - i. Non financing tools
- 8) Public Comment
- a. Miles, Frank – 77 Bowery Beach Rd – Cape Farm Alliance
 - i. What if we looked at a property that didn't meet any of the top three – how do you account for limiting yourself
 - ii. A scoring system can give you some flexibility
 - b. Shella Alexander – Cape Farm Alliance
 - i. She has a large lot and is just interest in seeing where this process is going
- 9) Adjournment
- a. Governali moves to adjourn – Wayne Brookings Jr second – passes unanimously