

Open Space Working Group,  
2 Fairgrounds Road, PLUS Meeting Room  
**DRAFT Minutes August 5, 2019, 1 p.m.**

1. Attendance. The following were in attendance: Judith Wegner, Brooke Mohr, Jesse Bell, Dianne Lang; Ken Beaugrand (staff); Tucker Holland (staff); Absent: Cormac Collier, Emily Molden, Eric Savetsky, Jeff Carlson, David Worth; Guests: Steve Welch (Capital Improvement Committee); David Gray (Sewer); Mark Willett (Water)
2. Overview of Infrastructure Issues
  - a. *Rationale.* The Working Group had previously decided that it would be worth learning more about the Town's plans for some infrastructure improvements, since those plans might affect the viability of locations for affordable housing and conservation/open space efforts (or raise related issues).
  - b. *Steve Welch.* Steve reported on the Capital Improvement Planning (CIP) Committee's ongoing process. The Committee has been working with the town finance department to develop a rolling 10-year plan for capital improvements. Using that process, items can be presented to annual town meeting each year for the current year. They start their review in September with recommendations from department heads and enterprise funds, and usually conclude in December.
  - c. *Mark Willett and David Gray.* Mark and David work closely together and with Rob McNeil (Public Works) in implementing improvements, so that areas beneath streets don't have to be opened up repeatedly and repaved repeatedly. They are also trying to work in an integrated fashion to deal with utilities. They leave two stubs at every lot. They are pushing the limits of what they can do (for example, many places want water extended, but it's important to fix what they have first). They are required by the state (now in their third year) of using a computerized management system to see what areas need to be fixed within water and sewer system. They are currently working on a sewer master plan that relies on current zoning and hope to get utilities to work more effectively with them. Areas of high need include Sea Street (need third force main) and Miacomet.
  - d. *Water in Particular.* Where sewer goes in, water has to go too, and water affects the sewage flow. There are some issues with legal authorization by the state regarding water withdrawal because state has only one person reviewing all permit revision requests (Nantucket's has been pending since 2012). If there are public health problems with wells (nitrogen), the water system can be required by the Health Department to extend water. Water distribution is now at the edge of what has been permitted. All rate payers bear costs of trunk water line extensions. Water pipes are key to getting water out.
  - e. *Sewer in Particular.* The sewer master plan will provide a better idea of where development will occur in the future. They have very granular data for every lot. They expect the master plan to be out in one year from now. They just did a rate study. Their major problem is getting sewage to the plant (rather than treating it) and that depends on very old lines and pumping. Hospital will have 65 units needing sewer.
  - f. *Generally.* Stephen observed that urban density (R-5, R-10) v. distributed development affects traffic. Other issues might be number of bathrooms, sprinklers, betterment payments, impact fees, pump station location.
3. Moving Forward.
  - a. *Discussion of Next Steps.* Judith noted that she had distributed a short memo dated July 8, 2019, describing a possible game plan for next steps.
  - b. *40B land area provisions.* She suggested that it seemed clear that any effort to invoke state 40B provisions regarding land areas in conservation would not be viable given the data reviewed to date.
  - c. *Focus on "resource protection" rather than "open space" per se.* Judith also said that it seemed best to focus on how to treat particularly fragile areas including those at risk with an eye to climate change, and also to consider whether any existing district provisions provided models for broader application (e.g. moorland protection area near Bartlett's Farm).
  - d. *Report to Planning Board.* Judith said she hopes that the group would finish its work and submit a report to the Planning Board by January 2020 with possible recommendations for spring ATM.
  - e. *Next Meetings:* Monday September 9, October 7, November 4, December 2 at 2 p.m.