

TOWN OF BARNSTABLE

BARNSTABLE
TOWN OF 01913

NOTICE OF MEETINGS OF TOWN DEPARTMENTS AND ALL TOWN BOARDS
As Required by Chapter 28 of the Acts of 2009, amending MGL Chapter 30A

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NAME OF PUBLIC BODY – COMMITTEE, BOARD OR COMMISSION:

MEETING AGENDA COMMUNITY PRESERVATION COMMITTEE

DATE OF MEETING: Monday, May 18, 2020

TIME: 5:30 P.M. – 7:30 P.M.

PLACE: In accordance with the Governor's Order Assuring Continued Operation of Essential Services in the Commonwealth, Closing Certain Workplaces, and Prohibiting Gathering of More than 10 People issued on March 24, 2020, extended on March 31, 2020 and April 28, 2020, the May 18, 2020 public meeting of the Community Preservation Committee will be physically closed to the public to avoid group congregation.

Alternative public access to this meeting will be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be accessed through the Channel 18 website at <https://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>
2. Real-time public comment can be addressed to the Community Preservation Committee utilizing the Zoom link or telephone number and access code for remote access below.
Link: <https://zoom.us/j/98390892726>
Telephone Number: 888-475-4499 Meeting ID: 98390892726
3. Applicants, their representatives, and individuals required or entitled to appear before the Community Preservation Committee may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Ellen.Swiniarski@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Please note that tonight's meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s. 20, the Chair must inquire whether anyone is taping this meeting and to please make their presence known

Call to Order:

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from April 27, 2020.

Letters of Intent:

None received.

Applications:

- An Application has been received from CapeBuilt Companies seeking \$300,000 in Community Preservation Community Housing funds in support of the creation of 2, two-bedroom deed-restricted affordable rental apartments at 100% AMI within the redevelopment/repurposing of an historically significant building that formally was home to the Hyannis Board of Trade located at 255 Main Street, Hyannis. Total project cost is \$2,286,000.
 - Letter of support from Ms. Elizabeth Wurfbain, Hyannis Main Street BID.
- An Application has been received from the Town Manager's Office for Community Preservation Open Space/Recreation funds proposed to be phased over five years totaling \$1,449,000 for the assumption of the remaining debt associated with the Hyannis Golf Club, a 126.31 acre site. Existing Article 97 protections for active recreation will remain in place and would be expanded to include additional active recreation activities other than traditional golf and affordable and workforce housing in the event that it is decided to change from the current use as a golf course, and would require Community Preservation Committee approval.
- An Application has been received from Barnstable Land Trust seeking Community Preservation Open Space/Recreation funds in the amount of \$250,000 for the purchase of a 15.80 acre woodland parcel located at 830 Wakeby Road, Marstons Mills, Map 013, Parcel 003 with a purchase price of \$500,000. Acquisition of this parcel would expand on the 300+ acre Santuit Pond Preserve and conservation land owned by the Town of Sandwich. The parcel includes trails, important conservation habitat, wetlands and a vernal pool and satisfies many Town planning and CPC goals. The total budget for the project is \$525,680 with matching funds in the amount of \$275,680 to be raised through a MASS Land grant and private donations.

Public Comment:

Correspondence Received:

- Community Preservation Fund Schedule of Unreserved Fund Balances by Program Area prepared by Mark Milne, Director of Finance for the May 18, 2020 CPC meeting.

Project Updates:

- Orenda – Great Marsh Road Application received unanimous approval at the May 7, 2020 Town Council public hearing.
- Tales of Cape Cod Application is scheduled for a Town Council public hearing May 21, 2020
- A Town Council public hearing will be scheduled for BLT 28 Falcon Road, West Barnstable.
- Mid Point Apartments Community Housing Project is moving through grant funding process.
- Letter of Intent – YMCA – easement required -continued to June 15, 2020.
- Letter of Intent – St. John Paul II HS – user agreement required continued to June 15, 2020.
- Cape Cod Horticultural Society will return in late Spring 2020 with a Letter of Intent.
- Cape Playhouse Application anticipated in the Fall of 2020.
- St. Mary's Episcopal Church- Historic Restriction ready for endorsement/recording.
- A quote for the cost to prepare an historic building analysis report by a preservation architect for the Barnstable Historical Society Headquarters building is anticipated for review by CPC.
- Letter of Intent - Whelden Memorial Library, 2401 Meetinghouse Way, West Barnstable requires an historic building analysis report prepared by a preservation architect.

Member Discussion:

- Referral of Community Housing projects to the Affordable Housing/Growth & Development Trust Fund Board.
- Historic project review process/checklists
- Handbook Updates.
- Annual CPC Meeting tentative date June 15, 2020

Adjournment:

Next Regularly Scheduled CPC Meeting June 15, 2020

Please Note: The list of matters is those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda. Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. Meetings of a local public body, notice shall be filed with the municipal clerk, and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.