



Lindsey Counsell, Chair
Laura Shufelt, Vice Chair
Marilyn Fifield, Clerk

The Town of Barnstable



Theresa Santos, Administrative Assistant
Alisha Stanley, Project Coordinator

COMMUNITY PRESERVATION COMMITTEE

MINUTES August 16, 2010

Members present: Lindsey Counsell, Laura Shufelt, Paula Schnepf, Terry Duenas, Sue Rohrbach, Tom Lee,
Marilyn Fifield (late arrival)
Members absent: Patrick Princi,

Meeting called to order at 5:04pm

Minutes

Motion duly made by Laura Shufelt seconded by Paula Schnepf to approve the minutes of June 21, 2010 as submitted

VOTE: Aye – Schnepf, Shufelt, Counsell, Lee
Abstain – Terry Duenas

Motion duly made by Laura Shufelt, seconded by Tom Lee to approve the minutes of July 19, 2010 as amended

VOTE: So voted unanimously

Public Comment

Alex Frazee, Marstons Mills

- Supports application from Barnstable Land Trust for Fuller Farm

Correspondence

Cromwell Court (Preservation of Affordable Housing – POAH)

Letter of Supports

- For Cromwell Court from Housing Committee ¹
- For Cromwell Court from Town Manager to Department of Housing and Urban Development ²
- For Chili's Landscaping from Land Acquisition and Preservation Committee ³

Letter of Withdrawal

- From Cotuit Public Library ⁴

Applications

Hyannis Public Library – Historic Restoration

Represented by Ann Louise Harries, Director

- Review of request provided
- Confirm that this application is for the survey only at this time as recommended by the CPC Historic Consultant
- Once the survey is completed, bids will be requested and work will begin, including windows

Marstons Mills Historical Society – Historic Preservation

Represented by Kevin Galvin

- Review of project and purpose provided
- Once project is completed, it will be publicly available

- Handout on archival pricing and sample distributed ⁵
- Data will be available electronically available when completed
- Project costs reviewed

Barnstable Land Trust, Fuller Farm – Open Space / Recreation

Represented by Jaci Barton

- Presentation provided with property history and review
- Property has been on the TOB priority list since 1984
- Grant proposal submitted to the state
- Both the Conservation Commission and Land Acquisition and Preservation committees support and agree that this is an important piece in Marstons Mills
- Access rights over Alpine Way and title are under review
- Future plans for the home have not yet been determined; a potential lease agreement for the owner is a possibility; house is historic; selling the house is also a possibility, however that would result in decreased public access
- Proposal includes costs for demolition of the house, barns, and property clean up
- Future plans for scenic view of the property would need to be done in conjunction with the Conservation Commission
- Submitted budget includes a large contingency and may not be used and would be returned
- Potential agricultural use does exist; Marstons Mills Village Association expressed interest in developing a community garden
- Also reviewed: core habitat for five rare species; pond frontage; acreage; public access; freshwater wetland; diverse wildlife habitat; abandoned cranberry bog; scenic access

Preservation of Affordable Housing (POAH) Cromwell Court – Housing

Represented by Julie Kramer, POAH

- Company background provided; POAH was the development consultant with the Housing Assistance Corporation on two other projects in the Town of Barnstable – Kimber Woods and Lombard Farm
- Purpose and project review provided
- Tax credit equity reviewed; equity raised changes with how much money comes into the project;
- CPA funds requested are for re-development and acquisition of the property
- 112 of the 124 units will be affordable to 60% of median income limits, and the remaining 12 units will be at 80%
- Goal is to bring all but 10 units to the 60% limit and the remaining 10 to be at 80%
- POAH's goal is to close this project in October

Motion duly made by Laura Shufelt, seconded by Sue Rohrbach, that the Community Preservation Committee recommends that the Town of Barnstable support the preservation of the community housing resource consisting of Cromwell Court located at 168 Barnstable Road, Hyannis; 124 units by preserving the affordability and rehabilitation of the site as requested by the Preservation of Affordable Housing, Inc. with an estimated cost request of \$500k, and secured with an affordable housing deed restriction on all units

Discussion

- Funds are available and will be accessed from the CPA Housing line item

Vote: So voted unanimously

Discussion

- CPC will forward a recommendation to the Town Manager; once approved the Town Council will then set the schedule placing it on the Town Council agenda

General Discussion / New Business

- September 20th meeting: Best Buddies, Paine Black House, Chili's Landscaping, School Administration Building and Old Selectman's Building
- Site visits – preliminarily scheduled for September 11th; sites have been previously visited, should members wish to see again individual visits are recommended; First Baptist Church would be deserving of a site visit as the windows are remarkable
- Paine Black House – TOB Structures and Grounds has completed some repairs and placed temporary dehumidifiers
- Request for Mark Milne to present at the September 20, 2010 meeting

Closing Public Comment

Tom Mullen – representing the Land Acquisition and Preservation Committee (LAP)

- LAP will be sending a letter to the CPC regarding the Best Buddies proposed acquisition
- LAP has not voted on Fuller Farm as of yet, support is forthcoming

Motion duly made by Laura Shufelt, seconded by Tom Lee to adjourn

Meeting adjourned at 5:54pm

Next CPC meeting scheduled for Monday, September 20, 2010

¹ For Cromwell Court from Housing Committee

² For Cromwell Court from Town Manager to Department of Housing and Urban Development

³ For Chili's Landscaping from Land Acquisition and Preservation Committee

⁴ From Cotuit Public Library

⁵ Handout on archival pricing and sample distributed

Public files are available for viewing during normal business hours in the Growth Management office located on the 3rd floor of Town Hall, 367 Main Street, Hyannis

** Further detail may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us> **

Respectfully submitted
Theresa Santos
CPC Administrative Assistant