



# Town of Barnstable

## Community Preservation Committee

[www.town.barnstable.ma.us/growthmanagement/PropertyManagement/CommunityPreservation](http://www.town.barnstable.ma.us/growthmanagement/PropertyManagement/CommunityPreservation)

Lindsey Counsell, Chair  
Laura Shufelt, Vice Chair

Marilyn Fifield, Clerk  
Alisha P. Stanley, Project Coordinator

Monday, June 20, 2011

### Public Hearing APPROVED MINUTES

Town Council Hearing Room at 367 Main Street, Hyannis at 5:00pm  
Meeting called to order at 5:08 pm

**Members present:** Lindsey B. Counsell, Paula Schnepf, Tom Lee, Terry Duenas, Marilyn Fifield, Sue Rohrbach,  
**Members absent:** Laura Shufelt, Patrick Princi, Rene King, Town Council Liaison Janet Joakim

**Minutes:** *Motion duly made by Marilyn Fifield and seconded by Tom Lee to approve the minutes of the Regular Public Hearing on May 9, 2011 as revised.* Revisions: *Historical Commission letter submitted for the May 9, 2011 meeting was signed by "Barbara Flinn, Chairman", and that title was corrected from "Vice Chair" in the draft minutes.*

**VOTE:** *Aye – Rohrbach, Schnepf, Fifield, Lee, Counsell (Duenas not present)*

**Public Comment:** Kris Clark, Chair of the Land Acquisition and Preservation Committee (LAPC), speaks on behalf of the email that was submitted to the CPC regarding two separate motions made at their June meeting. The LAPC respects and recognizes the authority of the Community Preservation Committee which is authorized and appointed by the Town Council, and would like to offer their support and other services to assist with parcel evaluations as they refer to open space.

#### **Correspondence and Other Materials Received:**

- The Habitat for Humanity's regarding Community Housing letter of interest for Tree Top Circle, Marstons Mills and - Old Stage Road, West Barnstable was temporarily withdrawn from the agenda on Monday June 20, 2011
- Open Space Property Acquisition at 0 Pleasant Pine Ave, Centerville for half interest in real estate. (Exhibit #1)
- "The Bay School Recreation Area" Project letter of intent was put forth by James H. Crocker, Jr. for recreational purposes. (Exhibit #2)
- The LAPC submitted an email regarding the Open Space acquisition at 21 Railway Bluffs, Hyannis which has been referred to the Legal Department. (Exhibit #3)

#### **Reconsideration:**

Per Town Administration, Mark Ells, Director of Public Works, comes before the Committee to request a reconsideration of funding for the School Administration Building's (SAB) exterior improvements. At the CPC meeting held on February 28, 2011 the Community Preservation Committee voted to approve for recommendation \$200,000.00 to transfer funds from the Town Hall Exterior Project Order Number 2010-013 for the labor, design work and to prepare the specifications for the exterior work for the School Administration Building. Soft costs will cover the Project Manager under the \$200,000.00 approval. At this time, an additional \$842,000.00 is being requested by DPW for approval by the Committee for recommendation for exterior repairs based on the specifications from the design which are very much needed as a functioning building. There are no signs of leaking or damage at the time but the pointing and windows are needed for the repair. Approximately \$191,000.00 in CIP funding has been subtracted from the original total request leaving a balance of \$1,420,000.00. Not receiving funding approval for the construction work is a major concern to DPW because proceeding with the design work and not having CPA or CIP funding to go forward with the construction wouldn't be the best use of funds. The bid environment is very favorable for larger capital projects for vertical construction at this time. The project won't be phased out; it will all be done at the same time. Ells requests a contingency in the amount of \$500,000.00 to remain in the Town Hall Exterior project for unforeseen issues as \$200,000.00 has already been committed to the SAB project. Because Historic fund set asides are not able to fully support this request, a portion of the remaining funds will have to come from the undesignated set asides. The SAB will go through the exact same process that Town

Hall went through in determining the historically appropriate items. The completion of the Town Hall project is pending the arching of the windows that were delayed in the fabrication process which is anticipated to be done in July unless other unforeseen instances come up.

**Terry Duenas makes a motion that the Community Preservation Committee reconsiders the recommendation to the Town Manager and Town Council and that \$842,000.00 be appropriated out of the Undesignated fund set asides and expended only for the labor and materials for installation of exterior work which include: handrails, granite steps, roof structure, brick pointing and replacement, window replacement, soffits, copper gutters and roofing in order to preserve the historic asset consisting of the School Administration Building with an address of 230 South Street, Hyannis, MA and Tom Lee seconds the motion.** Unexpended funds from the Town Hall exterior project will automatically return back to the funding source that original funding was appropriated from.

**VOTE: Aye – Unanimous. Rohrbach, Lee, Counsell, Fifield, Schnepf, Duenas**

#### **Presentations:**

Tom Lynch, Assistant Town Manager, shares a Power Point presentation (Exhibit #5) with the Committee regarding a land donation from the Jones family in Centerville. The first parcel is located at 175 Nyes Neck Road consisting of 0.25 acres of land abutting Lake Wequaquet assessed at \$10,400.00 with a tax rate of \$109.68. The second parcel is located at 15 Nyes Neck Road which is a wooded area consisting of 0.47 acres assessed at \$10,600.00 with a tax rate of \$101.99. These two parcels are being offered to the Town as a gift and will be held under the Community Preservation Committee.

**Lindsey Counsell makes a motion that the Community Preservation Committee recommends to the Town Manager and Town Council to accept a gift of 0.47 acres of land located at 15 Nyes Neck Road East, Centerville, MA (map 233 parcel 026-001) and 0.25 acres of land located at 175 Nyes Neck Road, Centerville, MA (map 233 parcel 002-006) for Open Space and Recreational purposes and is seconded by Terry Duenas.**

The land donation came before CPC and not LAPC because the CPC is responsible for making recommendations to the Town Council for these types of land transactions. Also, property held by the CPC can utilize CPA funds in the future. Residents benefit from land donations because the tax burden is lifted off them as it is taken off the tax roll. Citizens can come forward at any time and offer the Town these types of opportunities.

**VOTE: Aye – Unanimous. Rohrbach, Lee, Counsell, Fifield, Schnepf, Duenas**

#### **Financial Updates:**

Financial forms were provided to the Committee by the Project Coordinator of CPC. (Exhibit #6) Funds will be available for FY12 July 1, 2011 so additional funding will be available for of the project categories.

#### **Discussion:**

Members of the Committee make suggestions for the handbook including; adding the grant cycle spreadsheet, choosing a sample project that has additional funding from other entities and encouraging donations of land by the community. A suggestion is to include the work done by Eben Johnson who completed a historic archives restoration project which was done at a very low cost, but accomplishing a lot. (Exhibit #7)

**Closing Public Comment:** NONE

**Adjournment: Sue Rohrbach moves to adjourn the meeting and is seconded by Terry Duenas.**

**VOTE: Aye – Unanimous. Open Session Meeting adjourned at 5:42 pm**

#### **Exhibits:**

- Larry Nickulas - Open Space Property Acquisition at 0 Pleasant Pine Ave, Centerville for half interest in real estate. (Exhibit #1)
- James H. Crocker, Jr - "The Bay School Recreation Area" Project letter of intent (Exhibit #2)
- The Land Acquisition and Preservation Committee - email regarding the Open Space acquisition at 21 Railway Bluffs. (Exhibit #3)
- Mark Ells – School Administration Building original fund request (Exhibit #4)
- Tom Lynch – Presentation Gift of Open Space (Exhibit #5)
- CPC Coordinator – Financial Information (Exhibit #6)
- CPC Coordinator – Draft Handbook (Exhibit #7)

Respectfully submitted, Alisha Parker Stanley, CPC Project Coordinator