



Town of Barnstable

Community Preservation Committee

www.town.barnstable.ma.us/growthmanagement/PropertyManagement/CommunityPreservation

Lindsey Counsell, Chair
Laura Shufelt, Vice Chair

Marilyn Fifield, Clerk
Alisha P. Stanley, Project Coordinator

Monday, October 24, 2011

Public Hearing APPROVED MINUTES

Town Council Hearing Room at 367 Main Street, Hyannis at 5:00 pm
Meeting called to order at 5:06 pm

Members present: Lindsey B. Counsell, Marilyn Fifield, Sue Rohrbach, Laura Shufelt (5:13pm), Tom Lee (5:08pm), Paula Schnepf, Terry Duenas, Paul Curley (5:06pm)

Members absent: Town Council Liaison Janet Joakim and Rene King

Minutes: Motion duly made by Marilyn Fifield and seconded by Paula Schnepf to approve the minutes of the Regular Public Hearing on September 26, 2011 as revised. VOTE: Aye: Rohrbach, Fifield, Counsell and Schnepf – Absent: Lee, Shufelt – Abstain: Curley, Duenas

Paul Curley, Planning Board, joins the Committee and will be taking over Patrick Princi's position.

Correspondence and Other Materials Received - None

Decisions on Letters of Intent and Applications:

Application – Nickulas Open Space Land Acquisition. Some Members of the Committee are concerned with acquiring a half interest in property that eventually could become overburdened by the future use of the public land. There may be a direct conflict with the remaining owners, who aren't interested in selling their portion at this time according to the discussions with Mr. Nickulas. There may also be conflict regarding Town vs. private ownership when determining use of the land. **MOTION: Sue Rohrbach makes a motion to not move the application forward to the Town Council for consideration of the acquisition and Paula Schnepf seconds.** Vote: Aye: Fifield, Counsell, Lee, Schnepf, Duenas, and Rohrbach – Abstain: Curley

General Discussion / New Business:

Cobb Trust Conservation Restriction Review – The request brought before the Committee is to revisit the Cobb Trust Conservation Restriction on the 9.8 acres of land located at 755 Independence Drive, Hyannis that was approved in 2008 by the Town Council for an acquisition cost of \$321,000.00. A stipulation required an agreement between the Commonwealth of Massachusetts and the Town of Barnstable for an easement to be in place before the CR could be acquired. The trustee would like to move forward with the closing, and that would require removal of the easement requirement for the Conservation Restriction acquisition plus approval of a new request to acquire the 9.8 acres as an open space acquisition. This action can be viewed as an act of good faith for those concerned with the protection of this area and the acquisition will allow for the continuance of the bikeway project. **MOTION: Sue Rohrbach moves to recommend that the Town Council remove the requirement of the Conservation Restriction from the Cobb trust parcel located at 755 Independence Drive, Hyannis in order to acquire the property for bikeway mitigation and is seconded by Tom Lee.** Vote: Aye: Fifield, Counsell, Lee, Schnepf, Duenas, and Rohrbach – Abstain: Curley

FY2012 Meeting Dates – The Town Holiday sheet has been posted. The CPC moves their meeting time to 5:30 pm on the 4th Monday of each month and will remain in the Hearing Room.

Land Acquisition and Preservation Committee Correspondence – Chair Counsell will send a letter to the LAPC requesting submissions to the Committee based on the Open Space and Recreation Plan (OSRP) specifically identifying the underserved villages of: Hyannis, Centerville and Osterville.

New Members – Richard Sawyer is the new appointee by the Recreation Commission and will be taking the place of Rene King. He will be appointed at a future Town Council Meeting. Paul Curley has been sworn in and is representing the Planning Board.

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BARNSTABLE, MASS.

Video Project – Chair Counsell requested Terry Duenas to do a 5-7 minute video for the various CPC projects that have been completed over the past two years. Terry will come up with a format. All suggestions for projects should go to Terry.

Financial Update:

Members review the CPA unreserved fund balance sheet (Exhibit #1) provided by Finance Director, Mark Milne. The Community Housing balance carried over from FY11 is approximately \$43,000 – the Historic balance carried over is approximately \$217,000 – the Open Space balance carried over is approximately \$1,800,000 and the Undesignated balance carried over is approximately \$3,182,000. The 10% of CPA funding allotted for each category is \$227,084. This amount is added to the amounts carried over for a total available balance of \$270,000 for Community Housing, \$332,000 for Historic and \$2,035,000 for Open Space. The historic debt service for the Town Hall exterior will occur for 20 years and will come out of the historic set asides each year.

Members also review the continuing appropriations spreadsheet (Exhibit # 2). There are questions by the Members on the following projects; the Burgess House, Old Selectmen’s Building, West Barnstable Community Building, School Administration Building (will the new project include these remaining funds?), Pleasant Street Land Acquisition, Chili’s, the former Suni Sands Motel, the HAC Homeownership program, and the Town Hall renovations (are there less funds than what is listed on the spreadsheet?). The Cobb Trust acquisition has not closed; the Affordable Housing Trust Fund is a retention fund to assist with the buy down of unaffordable housing for affordability, the Stage Coach Road project hasn’t gone forward yet, the Bay Point project is still active and Stop & Shop may buy the Nelson Coal and Oil property. The School Administration Building design is out to bid to date. There are contingency funds available to fund portions of the project that weren’t supported by the CPC funds. The Affordable Housing Trust Fund is a retention fund to assist with the buy down of unaffordable housing for affordability.

Committee Members have requested clarification on many of the Town Historic structures projects and the costs associated with each, specifically soft costs and salaries as they are not part of the Council appropriations. The Housing Assistance Corporation (HAC) should be contacted regarding the Home Ownership Program funds. These funds may no longer be needed, according to Shufelt, so return of those funds to the Community Housing set aside would require a confirmation letter from HAC.

Also, there is a line item in the State casino bill allocating a portion of the casino revenues to the CPA trust fund.

Closing Public Comment: None

Election of Officers: Election of officers will be postponed until the next CPC Meeting, November 28, 2011

Next meeting will take place at 5:30 pm November 28th

MOTION: Sue Rohrbach makes a motion to adjourn the meeting and is seconded by Tom Lee. Vote: Aye: Fifield, Counsell, Lee, Schnepf, Duenas, Curley, Shufelt and Rohrbach

Open Session Meeting adjourned at 5:39 pm

Respectfully Submitted,
Alisha Parker, Project Coordinator

Exhibits:

Unreserved Fund Balance Sheet (Exhibit #1)
Continuing Appropriations Spreadsheet (Exhibit #2)