



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 Parker, Project Coordinator

Monday, November 26, 2012

Public Hearing APPROVED MINUTES

Town Council Hearing Room at 367 Main Street, Hyannis at 5:30 pm
Meeting called to order at 5:33 pm

Members present: Lindsey B. Counsell, Paul R. Curley, Terry Duenas, Richard Sawyer, Marilyn Fifield, Paula Schnepf, Tom Lee, Sue Rohrbach

Members absent: Laura Shufelt

Minutes: Motion duly made by Terry Duenas, seconded by Paula Schnepf, to approve the minutes of the Regular Public Hearing held on Monday November 5, 2012, as submitted. (Exhibit #1)

Vote: Aye: Counsell, Duenas, Curley, Schnepf, Sawyer

Abstain: Rohrbach, Lee

Absent: Shufelt, Fifield

Discussion on Applications

Osterville Bay Recreation Fields, Application – Patti Machado, Leisure Services Director with the Recreation Division, gives a brief Power Point presentation about the Osterville Bay Recreation Fields (Exhibit #2). A new funding request is acknowledged in the application (Exhibit #3) which is substantially less than the amount requested in the original letter of intent that was submitted in August 2011. Additional quotes were sought for the conceptual design work from outside contractors and the average between the two quotes is \$32,000.00 which is now the funding request. The presentation gives a visual overview of the playground, infields, outfields, tennis courts and the recreation building. The costs of the conceptual design cover multiple public meetings, meetings with the Town staff and stakeholders, design alternatives, preferred design, creation of the final plan, and the approximate estimate of construction costs. There is a desire to see collaboration with the village of Osterville to assist with funding portions of this project. After the final design is agreed upon, DPW staff will be providing an approximate maintenance cost as it is a major concern for this project as well as future projects. It is important to the Recreation Commission that each project sustains itself or it won't be brought forward for funding. Approving this request will allow the Commission to better estimate the costs of designing fields for future projects of this nature. Additional funds will be sought from the United States Tennis Association (USTA), out of Rhode Island, which offers numerous grants to leading tennis communities in the US, and Cape Cod is considered as such. Pickle ball is also played on a tennis court, with less running involved and less stress on the body. Future of the Community building is undetermined at this time. The Town Manager has requested a conditions study to look at the options for the building: to keep the building, knock the building down and give more space for the fields, knock it down and relocate it entirely or knock it down and leave a footprint for a new facility.

Vote: Richard Sawyer makes a motion to approve the CPC application for Osterville Bay Fields in the amount of \$32,000.00 to design and estimate construction costs, maintenance costs and to obtain alternate designs, and is seconded by Paul R. Curley.

Aye: Duenas, Fifield, Counsell, Rohrbach, Lee, Curley, Sawyer

Opposed: Schnepf

Cahoon Museum of American Art, Application – The Historical Commission submitted a letter of support (Exhibit #4) after the agenda was posted. Steven Cook, owner of Cotuit Bay Design LLC and Architectural Design Firm, is the project designer for the Cahoon Museum. He is joined with Jason Eldridge, Chair of the building committee for the Cahoon Museum, to offer a brief presentation to the Committee. Mr. Cook shares renderings of the landscape plan as well as the overview of the completed project which identifies the new building footprint with its connection to the historic portion of the structure (Exhibit #5). During the project assessment, it was discovered that the existing historic structure had many deficiencies including water infiltration, foundation issues, roof and chimney issues as well as grading issues.

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The letter of intent was originally submitted requesting \$50,000.00 from CPC, but the Committee requested Historic Preservation Consultant Jim Hadley to review the letter of intent and offer the Museum assistance as needed. Hadley determined that specific items needed to be historically preserved which in turn added additional costs to the total project cost. The application (*Exhibit #6*) submitted is now requesting \$275,616.00. The original goal of the project was to raise \$2.3 million for the addition, not involving the CPC, and provide an endowment to keep things maintained. The committee decided to add \$200,000.00 to their goal due to the amount of effort needed to historically preserve the structure. The Cahoon Museum is willing to match the CPC fund request in the amount of \$275,616.00 from their capital campaign. The Legal Department suggested that the Cahoon Museum hold a mortgage payable upon sale of the building as the Museum is a private entity.

General Discussion

Final Handbook/Guidelines (*Exhibit #7*) – Tom Lee requests the changes as follows: On page 6 under Open Space, replace the bullet – “Protect embayment or salt surface water quality in addition to quantity including wellhead protection area or Zone I as defined in 310 CMR 22.00.” with the following bullets:

- Protect embayment or salt surface water quality.
 - Protect drinking water source including wellhead protection area Zone I as defined in 310 CMR 22.00.
- Also on page 21 an update on the Open Space example information should be updated. The Committee agrees with the proposed changes.

2013 CPC Meeting Dates (*Exhibit #8*) - **Vote: Richard Sawyer makes a motion to accept the 2013 meeting schedule as submitted, and is seconded by Tom Lee. Aye: Unanimous**

Closing Public Comment: None

Respectfully Submitted,
Alisha Parker
CPC Project Coordinator

As chair, I move to go into Executive Session under G.L. c. 30A § 21(a) (6), to consider the purchase and value of real property as follows:

1. A parcel of a land located in Sandy Neck, West Barnstable, MA 02668;
2. Land off Lumbert Mill Road, Centerville, MA 02632;
3. Land off Lowell Avenue, Cotuit, MA 02635;
4. Zone 1 properties around Hyannis Water Division wells

Because I declare than an open meeting may have a detrimental effect on the negotiating position of the Committee and not reconvene in open session.

Roll call vote:

Richard Sawyer-Aye, Paul Curley-Aye, Tom Lee-Aye, Sue Rohrbach-Aye, Lindsey Counsell-Aye, Marilyn Fifield-Aye, Paula Schnepf-Aye, Terry Duenas-Aye

Open Session Meeting adjourned at 6:28pm

Exhibits:

Draft Minutes (Exhibit #1)
Osterville Bay Recreation Fields Presentation (Exhibit #2)
Osterville Bay Recreation Fields Application (Exhibit #3)
Historical Commission Letter of Support - Cahoon (Exhibit #4)
Cahoon Museum of American Art Renderings (Exhibit #5)
Cahoon Museum of American Art Application (Exhibit #6)
CPC Handbook (Exhibit #7)
2013 CPC Meeting Dates (Exhibit #8)