



## 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 Parker, Project Coordinator

Monday, December 17, 2012

Public Hearing APPROVED MINUTES

Town Council Hearing Room at 367 Main Street, Hyannis at 5:30 pm  
Meeting called to order at 5:31 pm

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

**Members absent:** Sue Rohrbach

**Minutes:** Motion duly made by Richard Sawyer, seconded by Terry Duenas, to approve the minutes of the Regular Public Hearing held on Monday November 26, 2012, as submitted. (Exhibit #1)

**Vote:** Aye - Counsell, Duenas, Curley, Sawyer, Lee, Schnepf **Abstain** - Shufelt **Absent** - Rohrbach, Fifield

**Correspondence** Cahoon Museum of American Art submitted a revised budget (Exhibit #2)

#### Discussion on Applications

**Cahoon Museum of American Art, Application** – Jason Eldridge, Board of Trustees and Chairman of the Building Committee for the Cahoon Museum, and Steven Cook, owner of Cotuit Bay Design LLC an architectural design firm, provide a brief Power Point presentation (Exhibit #3) that supports the funding request in the amount of \$275,616.00 for the preservation of the historic resource. 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. The structure is on the National Register of Historic Places. The project will preserve the historical function of the property, benefit the public and support the creative economy. There is not a capital budget in place but is something the Museum is working on for the future maintenance. Approximately 20% in contingencies are included in the fund request as they are unaware of the full scope of what will be found internally. This amount is negotiable, but the Museum is erring on the side of caution. Remaining funds will be returned to the CPC if the project comes out under budget. A State Cultural Facilities grant has been applied for to cover the new addition, and the Massachusetts Historical Commission will be receiving an application for the historic portion of the structure. Structures North gave a high to low estimate to the Museum for all the items needing work. Under the revisions to the CPA, painting is eligible in order to assist with the preservation of the historic structure. To date, there are no funds in the Historic set asides available for expenditure. Historically \$5.3 Million has been expended on historic preservation projects out of \$6.8 Million in total. Any amount of funding for this project would have to come from the undesignated CPA funds. Signage isn't usually eligible or approved by the Legal Department. A site visit will be set up with the Museum Director and the Committee by Alisha.

#### Discussion on Letters of Intent

##### **Homeless Not Hopeless – Sustainable Main Street Hyannis Residence, Housing**

(Exhibit #4) - Nancy Woodside, a resident at 401 Ocean Street, Hyannis, sits on the Board of Directors for Homeless not Hopeless and inquires about the program if funding is successful. If the project is funded, a deed restriction would be placed on the property which specifies how many units/beds are affordable. Tenants would have to meet income-eligible guidelines in order to fulfill the deed restriction, and annual monitoring would take place to ensure the requirements are being fulfilled. CPA funds would be creating affordable housing, as it is not affordable now. It may be in the best interest for the applicant to proceed with items that CPA can't fund at this time to make the residence habitable as CPA funds cannot be used for reimbursement.

##### **Habitat for Humanity of Cape Cod – Ginger Lane, Housing**

Leedara Zola, Director of land acquisition and permitting for Habitat for Humanity, brings forward two housing project requests. Habitat for Humanity of Cape Cod received a land donation on Ginger Lane in Centerville and is seeking funds from the CPC to defray construction costs as described in the submitted letter of intent. (Exhibit #5)

13 FEB -8 AM 12:23

BARNSTABLE  
TOWN CLERK



**Motion: Paula Schnepf makes a motion to recommend moving the Ginger Lane letter of intent to the application stage and is seconded by Richard Sawyer. Vote - Unanimous**

**Habitat for Humanity of Cape Cod – Sesame Street, Housing**

Habitat for Humanity of Cape Cod is looking to acquire the land located on Sesame Street. (Exhibit #6) There are two separate abutting parcels that consist of approximately 1 acre each. Single-family dwellings are suggested, based on what zoning would allow as well as what the land would allow (septic system limitations etc.) and what the preliminary analysis concluded. The guidelines' per-unit cost is approximately \$50,000.00 under the CPA, and the current request is above what the Committee is willing to fund. The acquisition would only go thru if CPA funds become available for the purchase. The lots are landlocked as shown on the Google map (Exhibit #7). Building a road will be necessary to access the lots. Fundraising and sweat equity will provide a match to this project. The area is very wet according to Chair Counsell, and it is suggested that Habitat do their due diligence to determine the possibilities for these parcels.

**Housing Assistance Corporation – East End Village Rehab, Housing**

Gisele Gauthier, Housing Assistance Corporation, is requesting funds to rehabilitate the quality of affordable housing units that are already under a deed restriction. There is not an addition of bedrooms or creation of new affordable units. The Committee will check with the Town's Legal Department to see if rehabilitation is eligible for this project funding request. (Exhibit #8)

**Department of Public Works – Town Hall Interior, Historic**

John Juros, Owner's Project Manager, and Mark Marinaccio, both from the Department of Public Works, submitted a letter of intent (Exhibit #9) to request funding for the interior portion of Town Hall to include the stairwells, exit lighting, wainscot, rebuilding and insulating walls, floor finishes, HVAC replacement, removal of fire hoses and installation of new valve cabinets. There is funding from 2012 CIP in the amount of \$150,000.00 remaining that can be used for a match for the interior work. Approximately \$205,000.00 remains under the town hall exterior account as well. Major exterior work has been completed on Town Hall, and it is now time to solve the interior issues. DPW is applying for the Massachusetts Historical Commission State Grant again. Shufelt would like to see how much is coming back to the CPC from the exterior Town Hall project and how the division of funds from the exterior project will be broken down for Historic and Undesignated set asides. Alisha will find out from Mark Milne, Finance Director, what the split is between the two and will report at the next meeting. Paul Curley would like to have a discussion with the Assistant Town Manager regarding future plans for maintenance of historic Town structures. Reports are available with Alisha for review of the Town-owned historic structures that recently received CPA-funded professional assessment by the contractor CBI.

**General Discussion:**

John Juros, Owner's Project Manager, gives an update on the Old Selectmen's Building. The building has a new roof, the siding is ready to go on, the electrical service will be installed underground to the building, and the foundation work is going to be awarded in the near future. The Trayser Museum work will be going out to bid; and there will be a reimbursement of \$50,000.00 back to the CPA due to the award of the Mass. Historical Commission grant. The School Administration Building will be going out to re-bid in the near future.

**Closing Public Comment: NONE**

**Motion: Laura Shufelt makes a motion to adjourn the meeting, and the motion was seconded by Paul R. Curley. Vote: Aye - Unanimous**

Meeting adjourned at 6:59pm

Respectfully Submitted,

*Alisha Parker*

CPC Project Coordinator

**Exhibits:**

Draft Minutes (Exhibit #1), Cahoon Museum of American Art Revised Budget (Exhibit #2), Cahoon Museum of American Art Presentation (Exhibit #3), Homeless Not Hopeless – Sustainable Main St. Hyannis Residence, Housing (Exhibit #4), Habitat for Humanity of Cape Cod – Ginger Lane, Housing (Exhibit #5), Habitat for Humanity of Cape Cod – Sesame Street, Housing (Exhibit #6), Google Map Sesame Street, Housing (Exhibit #7), Housing Assistance Corporation – East End Village Rehab, Housing (Exhibit #8), Department of Public Works – Town Hall Interior, Historic (Exhibit #9)