



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, January 28, 2013

Public Hearing APPROVED MINUTES

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

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

Minutes: Motion duly made by Laura Shufelt, seconded by Tom Lee, to approve the minutes of the Regular Public Hearing held on Monday December 17, 2012, as amended. (Exhibit #1)

Vote: Aye: Counsell, Duenas, Curley, Sawyer, Lee, Schnepf, Shufelt, Rohrbach, Fifield

Correspondence Barnstable Housing Committee Letter of Support, Habitat for Humanity of Cape Cod – Ginger Lane, Housing (Exhibit #2), The Community Preservation Coalition 2012 Year in Review (Exhibit #3), Habitat for Humanity of Cape Cod – Meeting Conflict (Exhibit #4)

Decisions

DPW – School Administration Building Fund Transfer Request (Exhibit #5) – Mark Marinaccio, DPW, addresses the Committee with an update on the SAB bid process. The bids came in over budget for the windows and the general contractor two separate times, so a proposal is brought forward to transfer funds that are left over from the Town Hall exterior project in the amount of \$200,000.00 to the SAB project. The Town is coming up with approximately \$100,000.00 in matching funds to support the SAB project as well. The contractor will be submitting as-built drawings and replacing an area of carpeting in Town Hall prior to the closure of the project and the return of funds. The Town Hall exterior project came in under budget by \$600,000.00 so the transfer of \$200,000.00 to the SAB for the exterior project is sufficient based on its merits. There is a contingency in the amount of \$16,000.00 for unforeseen costs with the project. \$1,468,667.00 is the total budget for the SAB project. The Town Manager and/or the Assistant Town Manager were not able to attend tonight's CPC meeting; another request will be made for their attendance at the February 25th meeting. Sue Rohrbach makes a motion to allot an additional \$200,000.00 for the School Administration Building with \$102,995.00 coming from the Historic set asides and \$97,005.00 coming from undesignated set asides and to be presented to the Town Council as soon as possible. The motion was seconded by Paul R. Curley. Vote: Aye: Counsell, Curley, Lee, Rohrbach, Shufelt, Duenas
Opposed: Schnepf, Sawyer

Community Preservation Coalition – Dues Invoice (Exhibit #6) – Richard Sawyer makes a motion to recommend payment of the dues in the amount of \$7,500.00 to the Community Preservation Coalition and is seconded by Tom Lee **Vote: Aye: Unanimous**

Housing Assistance Corporation – Legal Opinion (Exhibit #7) – The Committee requested a Legal opinion during the last meeting for the eligibility of the HAC request to rehabilitate existing restricted affordable units. It is the opinion of the Legal Department that HAC's request is not eligible because rehabilitation can not take place on existing affordable units if the units were not purchased with CPA funds.

Trayser Museum – Grant Reconsideration (Exhibit #8) – Mark Marinaccio, DPW, states that the Massachusetts Historical Commission awarded the Town grant funding for the rehabilitation of the Trayser Museum and in return is requesting that a perpetual Historic Preservation Restriction be placed on the structure. The existing 1985 restriction doesn't cover the new requirements by the State so the Committee will need to vote to approve the restriction under the new guidelines. A motion is made and seconded to accept the Historic Restriction as proposed for the Trayser Museum. Vote: Aye: Unanimous

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Discussion on Letters of Intent

Habitat for Humanity of Cape Cod – Sesame Street, Housing Revised (Exhibit #9) – Leedara Zola amended the original letter of intent requesting acquisition funding in the amount of \$152,000.00 down to a \$100,000.00. Acquisition funds will not be sought if there are no construction opportunities. An Engineer is working with Habitat to determine what is necessary to make the lot buildable. Committee members would like to learn more about the land and would like to make sure Habitat is being environmentally responsible. There is a request to link this project to the Ginger Lane project. **Richard Sawyer makes a motion to approve the letter of intent to the application process and is seconded by Tom Lee; Sue Rohrbach would like to request more information on the piece of land and the environmental issues on site. Vote: Aye: Unanimous**

Discussion on Applications

Habitat for Humanity of Cape Cod – Ginger Lane, Housing (Exhibit #10) – The property is located at 72 Ginger Lane, Centerville, MA, and comes from a generous land donation to Habitat. The construction will be a ranch style single-family home with 3 bedrooms and a farmer's porch. DHCD has given Habitat approval for the buyer process and will be open to targeted 45-65% median income families as soon as the building permit is approved by the Town. CPA funds are being requested in the amount of \$35,000.00. **Paula Schnepf moves to approve the request in the amount of \$35,000.00 for Habitat for Humanity for Ginger Lane from the Community Housing funds and is seconded by Terry Duenas. Vote: Aye: Unanimous**

General Discussion:

Richard Sawyer updates the Committee with the Recreation news. The Town Manager has the comprehensive recreation package and is in the process of reviewing it.

Closing Public Comment: NONE

Motion: A motion was made and seconded to adjourn the meeting.

Vote: Aye-Unanimous

Public hearing concluded: 6:28pm

Respectfully Submitted,

Alisha Parker

CPC Project Coordinator

Exhibits:

Draft Minutes (Exhibit #1), Barnstable Housing Committee Letter of Support, Habitat for Humanity of Cape Cod – Ginger Lane, Housing (Exhibit #2), The Community Preservation Coalition 2012 Year in Review (Exhibit #3), Habitat for Humanity of Cape Cod – Meeting Conflict (Exhibit #4), DPW – School Administration Building Fund Transfer Request (Exhibit #5), Community Preservation Coalition – Dues Invoice (Exhibit #6), Housing Assistance Corporation – Legal Opinion (Exhibit #7), Trayser Museum – Grant Reconsideration (Exhibit #8), Habitat for Humanity of Cape Cod – Sesame Street, Housing Revised (Exhibit #9), Habitat for Humanity of Cape Cod – Ginger Lane, Housing (Exhibit #10)