



## Town of Barnstable COMMUNITY PRESERVATION COMMITTEE

www.town.barnstable.ma.us/CommunityPreservation  
Email: CommunityPreservationCommittee@town.barnstable.ma.us



### Committee Members

Lindsey B. Counsell – Chair • Laura F. Shufelt – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Sue Rohrbach – At Large  
Stephen Helman – Planning Board • Tom Lee – Conservation Commission • Richard Sawyer – Recreation Commission • Deborah Converse – Housing Authority  
Will Crocker – Town Council Liaison

**Monday, March 23, 2015**

### Regular Public Hearing – Approved Minutes

367 Main Street, Hyannis, MA - 2<sup>nd</sup> Floor – Hearing Room

**5:30 PM**

BARNSTABLE TOWN CLERK

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Absent
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Stephen Helman	Absent
Tom Lee	Present
Sue Rohrbach	Present
Richard Sawyer	Present
Deborah Converse	Present
William Crocker, Town Council Liaison	Absent

### Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm. Chair Counsell then read into record: "Please note that tonight's meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone is taping this meeting and to please make their presence known." No one present was recording the meeting.

### Minutes

A motion was made by Richard Sawyer, seconded by Tom Lee, to approve the Community Preservation Committee minutes of February 23, 2015, as amended. Voted unanimously to approve.

### Old Business

None

### New Business

None

### Letters of Intent

A letter was received from the Marstons Mills Public Library requesting CPC approval to move forward with proposed changes to the exterior of the building. Chair Counsell explained that because the Town holds a Historic Preservation Restriction on the property, the Library is required to inform the CPC of potential changes.

A motion was made by Terry Duenas, seconded by Tom Lee, to approve the changes as outlined in the proposal. It was voted unanimously to approve.

Letter of intent from the Preservation of Affordable Housing seeking funds in the amount of \$500,000 for the acquisition and renovation of Founders' Court Apartments in Hyannis – Andrew Spofford and Julie Creamer from POAH were in attendance. Mr. Spofford explained that POAH's intent is to replace the current owner and renovate the property and enhance its affordability levels. Founders Court consists of 32 units—16 two bedroom and 16 three bedroom units. The funds will be used to acquire the interest in the property as well as to make structural improvements.

A motion was made by Richard Sawyer, seconded by Terry Duenas, to move the letter of intent for funds in the amount of \$500,000 for preservation of affordable housing for Founders Court to the full application stage. Voted unanimously to approve.

Letter of Intent from the Town Manager seeking funds in the amount of \$9,500 for the acquisition of 2.11 acres of land located at 230 Old Colony Road, Hyannis – Chair Counsell stated that this parcel of land has come up for sale and that it's best use is for open space. The Purchase and Sale Agreement is currently in the works.

A motion was made by Sue Rohrbach, seconded by Tom Lee, to move the letter of intent for the acquisition of land at 230 Old Colony Road in Hyannis to the full application stage. It was voted unanimously to approve.

Letter of Intent from the Barnstable Little League in the amount of \$117,000 for construction of a new Little League baseball field – Edward Pesce of Pesce Engineering & Associates, Inc., and Joe Scott, President of the Barnstable Little League, were in attendance to present the proposal. With the help of CPA funding, Phase I of construction of the Little League field located behind the Barnstable Community Horace Mann Charter Public School has been completed and will be ready for play this spring. Phase II involves field lighting, bio-retention basin planting, and bleachers, paving repairs, as-built survey plan, maintenance tools, and scoreboard mounting and installation. The total budget is \$142,000 and a \$25,000 donation has been received from the Lyndon P. Lorusso Charitable Foundation, leaving the balance of \$117,000.

A motion was made by Terry Duenas to move the letter of intent from the Barnstable Little League in the amount of \$117,000 for construction of Phase II to the full application stage. Seconded by Sue Rohrbach. Voted unanimously to approve.

#### **Application/Presentation**

Mr. Joe Magni from Vanasse Hangen Brustlin, Inc. was in attendance to present the application for funding in the amount of \$215,515 for the extension of the Cape Cod Rail Trail from Yarmouth into Barnstable.

Sue Rohrbach recused herself from discussion of this issue.

This project is 25% complete and has been submitted to Mass DOT where it is currently under review. A design public hearing is anticipated for this summer.

Mr. Magni reviewed the schedule going forward with the anticipation that advertising for construction will begin in the winter of 2017.

The current phase I and II of the bike trail terminate at Station Avenue. This funding request is for the design stage for the extension of the bikeway from Station Ave (at Peter Homer Park) to Mary Dunn Road. Mr. Magni detailed the proposed renovations and improvements along the trail as well as the addition of a major trail head. Funds are also being requested from the town of Yarmouth to fund their portion of the design.

A motion was made by Terry Duenas to approve the application and refer to the Barnstable Town Council for approval in the amount of \$215,515 from open space set asides for the completion of Phase 3 of the Barnstable bikeway project. Motion was seconded by Tom Lee. Voted unanimously to approve.

#### **Letter of Intent (cont'd)**

Letter of intent from the Town of Barnstable for funding in the amount of \$185,000 for stabilization and restoration of the Town Hall stairs – John Juros, Town Architect, and Mark Marinaccio, Owner's Project Manager, were in attendance to discuss the funding request. With the support of a Power Point presentation, Mr. Marinaccio provided the history of the building and discussed the restoration work done to date on the exterior of the building and the work done so far on the interior stairwell. The funds will be used to restore the wood flooring, finish the strapping, sheetrock, and

finishing of the clear woodwork on the stairs. In response to a question from Sue Rohrbach, Mr. Marinaccio clarified that the first floor hallway is included in the project with the installation of a new wood floor, lighting, and door repair.

The Committee took a break to review the work that had been done on the stairway.

Upon return, Mr. Juros added that all the doors to the offices will be restored to natural wood as well.

A motion was made by Sue Rohrbach to move the letter of intent for funding in the amount of \$185,000 to the full application stage. Motion seconded by Richard Sawyer. Voted unanimously to approve.

**Correspondence**

None

**General Discussion**

None

**Closing Public Comment**

None

**Adjournment**

A motion was made by Terry Duenas, seconded by Richard Sawyer, to adjourn. Meeting adjourned at 6:50 pm after unanimous vote.

**Next Regularly Scheduled CPC Meeting – April 27, 2015**

***List of documents/exhibits used by the Committee at the meeting***

<i>Exhibit #1</i>	<i>Letter from Marstons Mills Public Library dated 2/28/15</i>
<i>Exhibit #2</i>	<i>LOI from Preservation of Affordable Housing dated 3/9/15</i>
<i>Exhibit #3</i>	<i>LOI from Town Manager dated 3/2/15</i>
<i>Exhibit #4</i>	<i>LOI from Barnstable Little League dated 3/11/15</i>
<i>Exhibit #5</i>	<i>CPC Application – Cape Cod Bikeway Extension Project</i>
<i>Exhibit #6</i>	<i>Power Point presentation – Cape Cod Bikeway Extension Project</i>
<i>Exhibit #7</i>	<i>LOI from Town of Barnstable DPW dated 3/19/15</i>
<i>Exhibit #8</i>	<i>Power Point presentation – Town Hall Stairwell renovation</i>

Respectfully submitted,

Marjorie Watson  
Administrative Assistant  
Community Preservation Committee

**Please Note:** The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

\* Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA