



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, May 18, 2015

Regular Public Hearing – Approved Minutes

367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room

5:30 PM

2015 JUN 24 PM 1:02

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

BARNSTABLE TOWN CLERK

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 meeting minutes of March 23, 2015, as amended. Voted to approve. Laura Shufelt and Stephen Helman abstain.

Old Business

None

New Business

None

Letters of Intent

Historic cemetery restoration – Thomas Fogg was present to represent the South Congregational Church, and he said that the earliest grave in the burial ground is from 1823 and many well-known ancestral names appear there. The funds would be used to clean, refurbish, and make legible 33 stones. The Church has received one hard estimate of \$7,425 and will get two more estimates before submitting the final application. The Church will contribute \$1,000 as well as labor in-kind.

A motion was made by Tom Lee, seconded by Richard Sawyer, to move the Letter of Intent from the South Congregational Church to Application. Voted unanimously to approve. Richard Sawyer wanted it noted that there is currently \$903 in historic funding available, and the balance would need to come from undesignated funds.

A motion was made by Richard Sawyer, seconded by Stephen Helman, to move the Letter of Intent to full Application. Unanimously voted to approve.

0 Sandy Neck – Lynne Poyant, Community Services Director, explained that the Town is applying for funds to acquire an open space parcel - map/parcel 339/002, 0 Sandy Neck, Barnstable, Mass. The agreed-upon purchase price is \$295,000. She also stated that a petition to partition this property has been accepted by the Barnstable County Probate Court to sell the property, and Attorney Charles Sabatt has been appointed to settle the matter on behalf of the owners.

Nina Coleman, Sandy Neck Park Manager, described access to the parcel from the front beach, either by hiking from the gatehouse or parking at Trail 6 and hiking down the front beach, or by boat, noting that this parcel is heavily used for access to the point, with no marked trail on this property.

Richard Sawyer asked if the property was buildable. Ms. Coleman replied that it does not appear to be under the current regulations but that may not stop someone from trying to build. She also reminded the property is owned by a number of folks, as well as owners unknown, and she called it a high-quality habitat.

Ms. Poyant said that the closing is scheduled for August 17, 2015.

A motion was made by Tom Lee, seconded by Terry Duenas, to move the Letter of Intent from the Town of Barnstable for \$295,000 for the acquisition of 14 acres at 0 Sandy Neck Barnstable to the full Application stage. Motion was approved; Richard Sawyer opposed.

Application/Presentation

Barnstable Little League - \$117,000 for Phase 2 construction (lighting, paving repairs) of the Little League field, Barnstable Community Horace Mann Charter Public School, Bearse's Way, Hyannis

Joe Scott, President of the Barnstable Little League, and Mike Pimental from Pesce Engineering were in attendance to present the application. Mr. Scott explained that this request for funds is for the finishing touches on the project. The Lyndon Paul Lorusso Foundation has donated another \$25,000 toward this effort. The funds will be used to pay for lights, installation, plant material for the bio-retention, trees and plants (to be planted with volunteer labor).

Richard Sawyer asked for a full accounting once the project is complete.

A motion was made by Richard Sawyer to approve the application from the Barnstable Little League for funding in the amount of \$117,000 from Open Space and Recreation for Phase 2 construction (lighting, paving repairs) for the Little League Field at the Barnstable Community Horace Mann Charter Public School, Bearse's Way, Hyannis. Motion seconded by Terry Duenas; voted unanimously to approve.

Town of Barnstable - \$185,000 for the historic restoration of stairwell and first floor public corridor in Town Hall

John Juros, Town Architect, and Mark Marinaccio, Owner's Project Manager, detailed the project, and Tom Lee asked about the schedule. Mr. Juros stated that a lot of work has been done by Structures and Grounds staff who are now busy with seasonal work. He expected the east stairs to be done in about eight weeks and the west stairwell by Thanksgiving or later, with the first floor last.

A motion was made by Deb Converse to approve the application from the Town of Barnstable and

move forward for funding in the amount of \$185,000 for historic restoration of the east and west stairwells and first floor public corridor of Town Hall, from Historic Preservation and Undesignated funds Motion seconded by Tom Lee. Voted unanimously to approve.

Town of Barnstable - \$295,000 for acquisition of 14 acres of open space at 0 Sandy Neck Beach

Lynne Poyant, Director of Community Services, Nina Coleman, Sandy Neck Park Manager, Assistant Town Attorney David Houghton and Attorney Charles Sabatt were present to discuss the application and answer questions. Ms. Coleman stated that this parcel is part of a missing link in the contiguous conservation area at Sandy Neck.

Little Neck "Parcel 6" features:

- 14+ acres of undeveloped "wildlands"
- Located on Little Neck north of the Cottage Colony
- Comprised of dunes, beach and mud flats
- Endangered species habitat
- Wildlife corridor
- Complex dune habitat hosting array of native plant species
- High recreational value by boat
- Economically important to the town
- Dunes provide storm damage protection to the Great Marsh/Barnstable Harbor area
- Historic scenic vista
- Historically and culturally important

Town Councilors Ann Canedy and Phil Wallace spoke in favor of this application.

A motion was made by Tom Lee to approve the application in the amount of \$295,000 from Open Space funds and recommend to the Town Council the acquisition of 14 acres of open space at 0 Sandy Neck, Barnstable. Terry Duenas seconded the motion. Voted unanimously to approve.

Application from Habitat for Humanity Cape Cod in the amount of \$504,000 for acquisition of 9 acres of land on Hi River Road, Marstons Mills for potential construction of affordable housing.

Leedara Zola and the Reverend Dr. John Terry were present on behalf of Habitat for Humanity Cape Cod. Ms. Zola explained the funds would be used primarily for the purchase of land which would then be developed with deed-restricted affordable housing. Habitat's Land Strategy group identified Barnstable as a high-need community as well as a receptive community. An offer for the property has been accepted with contingencies of grant-funding and permitting and financial feasibility. No funds would be drawn down until a comprehensive permit is obtained.

The site has potential for 12-14 homes with wells. Ms. Zola anticipates two years for permitting and planning, with the project to be built in two phases.

A motion was made by Richard Sawyer, seconded by Laura Shufelt, to accept the Application for funding from Habitat for Humanity Cape Cod in the amount of \$504,000 from Community Housing funds for the acquisition of 9 acres of land on Hi River Road, Marstons Mills for potential construction of affordable housing.

In response to a question from Chair Counsell, Ms. Zola said that Habitat prefers individual septic systems whenever practical. Chair Counsell noted that this parcel directly abuts COMM water district, close to a Zone 1. Ms. Zola clarified that the parcel is not *in* a Zone 1 District. Chair Counsell added that, at one point, COMM was considering putting a water line through part of this land.

Ms. Shufelt asked about natural habitat, and Ms. Zola replied that Habitat works with National Heritage and has never had any issues, but it would be a contingency in the process.

Laura Shufelt withdrew her second of the motion. Deb Converse seconded the motion.

7 – Approve; 1 – Oppose (Chair Counsell). Motion was passed.

Correspondence

None

General Discussion

CPC Budget Review and Open Accounts

- Mills Property – Chair Counsell said that there will be a letter coming from the Town of Mashpee
- HAC Ownership Program – Laura Shufelt suggested the Committee send a letter to HAC asking status update and that the project should be subsequently closed.
- Housing Study – still active
- West Parish Meetinghouse – Recently had approval of Historic Preservation Restriction
- Accessory Affordable Housing – Still active; although no dedicated staff on this project
- Cahoon Museum – Recent approval of Historic Preservation Restriction
- Long Beach Road – Chair Counsell will follow up with Town Attorney's office
- Hyannis Water Trough – May be back before CPC for a modification

Administration Budget

- Chair Counsell will follow up on the contracted services encumbrance.

Housing Workshop Update - Laura Shufelt said that the report from the Housing Workshop is in draft form and members should be receiving it for the next meeting.

Closing Public Comment

None

Adjournment

A motion was made by Richard Sawyer, seconded by Tom Lee, to adjourn. Meeting adjourned at 7:35 pm after unanimous vote.

Next Regularly Scheduled CPC Meeting – June 22, 2015

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

Exhibit #1	LOI – South Congregational Church - May 5, 2015 – Burial Ground Restoration
Exhibit #2	LOI – Habitat for Humanity Cape Cod - April 24, 2015 – Hi River Rd Martsons Mills
Exhibit #3	LOI – Town of Barnstable Office of Community Services - May 11, 2015 – Sandy Neck
Exhibit #4	Application – Barnstable Little League - March 24, 2015 – Little League Field Phase II
Exhibit #5	Application – Town of Barnstable DPW - May 11, 2015 – Town Hall Stairwell
Exhibit #6	Power Point Presentation – Town Hall Stairwell
Exhibit #7	Application – Town of Barnstable - May 14, 2015 – Sandy Neck Parcel
Exhibit #8	Power Point Presentation – Sandy Neck Parcel
Exhibit #9	Application – Habitat for Humanity Cape Cod - May 18, 2015 – Hi River Rd Marstons Mills
Exhibit #10	CPA Fund Update – as of May 14, 2015

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