



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
 Vacant – Planning Board • Tom Lee – Conservation Commission • Richard Sawyer – Recreation Commission • Deborah Converse – Housing Authority
 Will Crocker – Town Council Liaison

Monday, April 25, 2016
Regular Public Hearing – APPROVED Minutes
 367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room
5:30 PM

2016 AUG 29 PM2:11

BARNSTABLE TOWN CLERK

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee	Absent
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 Marilyn Fifield and seconded by Terry Duenas to approve the Community Preservation Committee meeting minutes of March 28, 2016. Motion passed, with Sue Rohrbach abstaining.

Update on Community Preservation Funding: Mark Milne, Director of Finance

Current CP Fund Update

Mark Milne, Director of Finance, updated the Committee regarding the current unreserved balances available to date for each CPA funding category and referred to the “Schedule of Unreserved Fund Balances by Program Area” document provided to the Committee. He explained that funds that are not appropriated are brought forward to the next fiscal year; the total unreserved funds of just over \$5,000,000 includes FY16 appropriations that have passed as well as the return of a \$150,000 appropriation.

CP Fund Open Budget FY17

Next, Mr. Milne informed the Committee of the projected estimated revenue for FY17 to increase by 2.5% with a State match of 19%. He referred to the “Estimated FY17 Revenue, Debt Service and Program Allocations” document dated 4/25/16 provided to the Committee, and the requirement that 10% be set aside for each of the three CPA

program areas in FY17 suggesting \$393,660 for each of the three programs; \$150,000 for administrative expenses, with remaining funds unreserved and available for any of the CPA program areas. Mr. Duenas inquired what the process would be to increase each category to 14 or 15% instead of 10%, and Laura Shufelt offered that the Community Preservation Committee would need to recommend it to the Town Council for its vote.

Mr. Milne demonstrated the Open Budget webpage on the screen as a tool for the Committee. He navigated the many tables, maps and charts that provide an overview of CPA funding participation in Town projects and explained how to access and sort the information.

Letters of Intent

Letter of Intent was received from the Historical Society of Santuit and Cotuit requesting \$10,710 in CPA historic preservation funds for restoration of the 1790 Samuel Dottridge Homestead.

Chair Counsell inquired if anyone was present to speak for the Letter of Intent, but no one came forward. The LOI was postponed to allow the applicant an opportunity to be present to answer any questions the Committee may have.

Letter of Intent from Habitat for Humanity of Cape Cod requesting up to \$200,000 in CPA Community Housing funds, representing \$50,000 per unit, to offset infrastructure and construction costs for four single-family 3-bedroom homes in a proposed new Habitat neighborhood of affordable homes located at 536 River Road, Marstons Mills. Ms. Leedara Zola of Habitat for Humanity of Cape Cod was present and explained that the land has been purchased with funds from a Barnstable Community Development Block Grant award, with the CPA funding request intended to help offset the infrastructure and construction costs. She said the proposed project would offer affordable home-ownership that is to be permitted pursuant to a MGL Chapter 40B Comprehensive Permit, with homes affordable in perpetuity and affordability ensured by a Department of Housing and Community Development Local Initiative Program Deed Rider.

Public comment was invited, and Mr. Manual Rodrick III, an abutter to the project, objected that he had not received notification of the project. Chair Counsell explained that CPC funding consideration will require two public hearings, with tonight's initial CPC vote only to advance the project to the Application stage, where all details such as funding sources will be provided. He added that abutter notifications will occur when the project proceeds through the Town's Comprehensive Permit process.

A motion was made by Richard Sawyer and seconded by Laura Shufelt to advance the Habitat for Humanity of Cape Cod Letter of Intent to the full Application stage. Request is for up to \$200,000 from the Community Housing CPA fund for infrastructure and construction costs for up to four 3-bedroom homes, at \$50,000 maximum each home. Motion carried with a unanimous vote.

Applications/Presentations:

Application from the Town Manager and DPW requesting \$750,000 for a portion of the total hard and soft costs for the Lombard Parking and Field Improvement Project, with matching funds included in a pending FY17 CIP request.

Mark Marinaccio, Project Manager, and Lynne Poyant, Director of Community Services, illustrated the application with a Power Point presentation which depicted the present muddy and disorganized conditions of the field and parking area. They explained that the project has been reviewed and approved by the Old King's Highway Historic District Committee and West Barnstable Civic Association, Recreation Commission, and were reviewed and modified in accordance with the Site Plan Review Committee's recommendations. They noted the public use of the Lombard property over the centuries, as well as the CPA 2012 change that allows for the rehabilitation of recreational facilities. They detailed the proposed improvements as relocation of Luke's Love playground to a site further from the ball field, walking pathways around the ball park, lighting, relocation of entrance/exit, improved parking layout with the addition of more spaces, and grading and drainage improvements for the site. Parts of the project that are not eligible for CPA funding will be identified, and items such as the press box, for example, will be funded under the CIP.

Several people spoke in favor of the Lombard Parking and Field Improvement Project:

- Skip Simpson of West Barnstable expressed support for the project as the father of a Barnstable baseball player, stating that it is good for youngsters of all ages and helps to keep them tied to the community and out of trouble.
- Hank Farnham called it a great and much-needed project for a property that is the most heavily utilized in Town. He said the present parking area layout and grading is of great concern, and the proposed lighting will make it safer, as well. He also noted as current president that the West Barnstable Civic Association voted unanimously in favor of the project.
- Len Clark of West Barnstable spoke in favor of the parking and upgrades for safety, saying they will complement the work and resources that have already been committed.
- Barry Pastor of West Barnstable echoed comments of the others, citing a nightly routine in the past to go and see top-quality games but lamenting that this has diminished due to the condition of the field. He called the project an improvement for the entire Village.
- Town Councilor Philip Wallace noted that this is located in his Precinct, and the relocation of the playground will provide a safer environment for children beyond the foul ball and parking lot area. He felt the one-way-in and one-way-out design would improve traffic flow, and improvements to drainage would also reduce mosquitoes, as well as resolve the mud and puddle problems. He reminded that accidents are a regular occurrence in the parking lot.

Terry Duenas said that he is very supportive of the project and would like to bring the field back to the level it was years ago. He said he would like to see a restroom facility that is more accessible to the playground, as the one in the basement of the community building is far away.

Laura Shufelt said that she agrees that the field requires improvement, but she felt current plans are too expensive for a single field, and she noted that Luke's Love playground was paid for with \$210,000 in CPA funds, and she felt another \$200,000 to move the playground should not be funded by CPA. Mr. Marinaccio explained Luke's Love is different from other playgrounds in town because it is not on school property, so it can be used during school hours and is, therefore, the most used playground in town. Field maintenance was discussed, and Lynne Poyant said that DPW has hired a field crew for fields, adding that user fees are also charged. She explained that this project should proceed ahead of the proposed Comprehensive Field Evaluation because its needs have long been recognized, and it was prioritized at #2 on the Recreation Commission's list, with Lopes Field ranking first. Marilyn Fifield noted that the Historical Commission is still concerned about the screening of the playground from view behind the Old Selectmen's Building, and Mr. Marinaccio replied that the playground should not be visible and that it could be fenced. Ms. Shufelt made a motion to postpone the vote until the next CPC meeting, as she felt there had not been enough time to review all of the material associated with the project. The motion received a second by Terry Duenas, but it did not carry.

Motion was made by Terry Duenas and seconded by Richard Sawyer to approve the Town Manager/DPW Application for \$750,000 from CPA Open Space/Recreation funds for a portion of the total hard and soft costs for the Lombard Parking and Field Improvement Project. Motion carried, with Laura Shufelt opposed.

Application from the Town Manager and DPW requesting \$158,730 in historic preservation CPA funds for both hard and soft costs associated with the replacement of failed metal windows at the West Barnstable Community Building with appropriate insulated wood windows.

Mark Marinaccio explained that the metal replacement window seals have failed and some windows do not close or lock. He said the replacement of these failed windows with insulated, historically-appropriate windows would represent the last upgrade planned for the West Barnstable Community Building, and he listed its many improvements over the years. He also noted its history as an elementary school built in 1903 and its inclusion in the National Register of Historic Places. Marilyn Fifield received confirmation that no window design was submitted to CPC, but it would receive Old King's Highway Regional Historic District Committee approval before the replacement project proceeds.

Motion was made by Terry Duenas and seconded by Deb Converse to approve the Town Manager/DPW Application for \$158,730 from undesignated CP funds for both hard and soft costs associated with the replacement of failed metal windows at the West Barnstable Community Building with appropriate insulated wood windows, with the notation that

the CP Historic Preservation fund is presently depleted. Motion carried with a unanimous vote.

Application from Barnstable Little League requesting \$125,000 for a portion of the total costs for construction of a miniature replica of Fenway Park to be called "Fenway Cape Cod" and geared toward the Barnstable Little League Farm Program (ages 6-8). Field will be located in the Lyndon Paul Lorusso Baseball Complex at 165 Bearnse's Way, Hyannis, and will be constructed and maintained by the League.

Mr. Joe Scott, President of Barnstable Little League explained that the \$125,000 requested would help with construction costs for the downsized replica field and represents approximately 40% of the total project costs. He also invited the CPC members to the Barnstable Little League Opening Day scheduled to be held Saturday, April 30, 2016. He noted that Barnstable Little League presently maintains 5 fields in the town of Barnstable and has a large base of volunteers and entities interested in participating in Little League, including an abundance of parental support. He said the idea behind the miniature Fenway Park is to spark the interest of the youngest players by providing a field on which they can make the plays, allowing players to grow in the program. Mr. Scott stated that Lorusso is donating permitting, design and engineering services, with other entities donating materials for the wall, field materials and lighting. Laura Shufelt expressed concern that CPC will need to be sure that the funds are used for eligible portions of the project and doubted that the replica bullpen and scoreboard would qualify. Mr. Scott said that the timeline for completion of the project would be opening day 2017.

Motion was made by Richard Sawyer and seconded by Terry Duenas to approve the Barnstable Little League Application for \$125,000 from the CP Open Space/Recreation fund representing a portion of the total costs for construction of a replica miniature baseball field for the League's Farm Program. Motion carried with a unanimous vote.

Correspondence

- E-mail from Joe Scott, Barnstable Little League President, inviting the CPC Members to Opening Day, 9:00 a.m. Saturday, April 30, 2016, was noted.
- Flyer - Housing Production Plan Public Forum meeting at 6:00 p.m., Tuesday May 24, 2016, was announced.

General Discussion

Sue Rohrbach reported that she received a call from Shirley Fisher of Centerville regarding the preservation of antique Vernon Coleman paintings that were newly discovered at the old Mayflower building on Main Street during remodeling. She reported that the owner of the building is interested in having the paintings removed and relocated for preservation before the new restaurant's imminent opening, noting that some of the paintings are on plaster and some are on canvas that is attached to plaster. She asked for and received consensus that the Committee would consider funding the conservation of these paintings, if requested.

Closing Public Comment

None

Adjournment

A motion was made by Richard Sawyer, seconded by Terry Duenas, to adjourn, and the meeting adjourned at 6:55 p.m.

Next Regularly Scheduled CPC Meeting – May 23, 2016

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

- Exhibit #1 - Draft CPC Meeting Minutes – March 28, 2016
- Exhibit #2 - CPF Schedule of Unreserved Fund Balances by Program as of 4/19/16
- Exhibit #3 - CPF Est. FY17 Revenue, Debt Service and Program Allocations 4/19/16
- Exhibit #4 – CPF FY17 Administration Budget
- Exhibit #5 – Letter of Intent – The Historical Society of Santuit & Cotuit
- Exhibit #6 – Letter of Intent – Habitat for Humanity of Cape Cod
- Exhibit #7 – Application-Town Mgr/DPW, Lombard Field Parking & Field Improvement
- Exhibit #8 –Application-Town Mgr/DPW, W Barnstable Community Building Windows
- Exhibit #9 – Application-Barnstable Little League, replica Fenway Little League Field
- Exhibit #10– E-mail, 4/12/16, Joe Scott, BLL President, Invite to Opening Day 4/30/16
- Exhibit #11-Flyer-Housing Production Plan Public Forum, Town Hall, 6:00 pm 5/24/16
- Exhibit #12-PowerPoint – “Lombard Field & Parking Improvements”
- Exhibit #13-PowerPoint-“W Barnstable Community Building Window Replacement”
- Exhibit #14-PowerPoint- “Barnstable LL Fenway CC, Field Improvement Project”
- Exhibit #15- CPF Schedule of Unreserved Fund Balances by Program as of 4/25/16
- Exhibit #16- CPF Est. FY17 Revenue, Dept Service and Program Allocations 4/25/16

Respectfully submitted,

Ellen M. Swiniarski
Administrative Assistant
Community Preservation Committee
Edited by CPC Clerk Marilyn Fifield

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