



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

2017 MAR 7 AM 11:08

Monday, September 26, 2016
Regular Public Hearing – APPROVED Minutes *Revised*
 367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room
5:30 PM

BARNSTABLE TOWN CLERK

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

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 Tom Lee to approve the draft Community Preservation Committee meeting minutes of August 26, 2016. Motion passed with Deborah Converse abstaining.

Letters of Intent

Letter of Intent from the BWB Playground Committee requesting \$250,000 in Open Space/Recreation CP Funds for the BWB Wooden Playground Replacement Project. This funding request represents a portion of the required funding: \$50,000 has been allocated in the BWB School Budget and fundraising is ongoing.

Jennifer Mullen, Chairman of the BWB Playground Committee, explained that the total amount to replace the BWB Playground equipment is \$400,000 - \$450,000, and the new equipment requires an outside installer to be employed at an additional \$150,000 expense, with funding to be raised through donations and grants. The Committee discussed whether the Comprehensive Field Study that was recently approved would be beneficial if a field and playground were to move forward as a package. In discussing community use of the playground, it was noted that time is limited to after-school and

weekend hours, consistent with other playgrounds in the town of Barnstable. Ms. Mullen explained that the school will maintain up to \$1,000 in expenses for the playground, and that Play By Design met with students and designed the playground based upon student preferences.

A motion was made by Terry Duenas and seconded by Sue Rohrbach to advance the BWB Playground Committee's Letter of Intent to the full Application stage. Request is for \$250,000 from CPA Open Space/Recreation funds representing a portion of the funds required for replacement of the BWB wooden playground. Motion carried with a unanimous vote.

Sue Rohrbach recused herself for the next agenda item and left the room.

Letter of Intent from Housing Assistance Corporation of Cape Cod (HAC) requesting \$100,000 in Community Housing CP Funds for the Barnstable Home Ownership Preservation Program (BHOPP). This program provides CPA funds for income-eligible applicants who qualify for certain home improvements that are necessary to live safely in their homes.

Nancy Davison, HAC Director of Energy and Repair, explained that the BHOPP is intended to provide funds to qualified homeowners to be able to make, for example, needed electrical, plumbing, or roof repairs to their homes. She said a repair program using Community Development Block Grant funds is anticipated, but it is not yet available to Barnstable homeowners. She added that the \$100,000 requested would help 8 to 12 homeowners at an average of \$3,000 - \$10,000 per home. The Committee discussed a letter from 1st Assistant Town Attorney David Houghton which stated that the funding request likely does not meet the CPA guidelines, noting that repair programs are acceptable through CDBG, but not under the CPA, as there is no protection of affordability in perpetuity. The Committee recommended that she meet with the Town Attorney to identify a mechanism to possibly qualify the program under CPA guidelines.

A motion was made by Deb Converse and seconded by Terry Duenas to advance the Housing Assistance Corporation of Cape Cod's Letter of Intent for the BHOPP to the Application stage with the addendum that the Applicant discuss a mechanism to ensure affordability in perpetuity. Motion did not carry with an evenly split vote: 3 affirmative, 3 opposed.

Sue Rohrbach returned to the meeting.

Letter of Intent from Housing Assistance Corporation of Cape Cod (HAC) requesting \$20,000 in Community Housing CP Funds in support their Barnstable Project Prevention Program. This program provides immediate, direct, short-term financial assistance to residents who are in need of funds so they can remain in their homes.

The Letter of Intent from Housing Assistance Corporation of Cape Cod Prevention Program was determined by the 1st Town Attorney and the Committee to also be ineligible for CPA funds as presented. The Chairman called for a motion to move to Application and no motion was made. Cindi Maule, Director of Leased Housing & Family

Services, was advised to meet with the Town Attorney to identify a mechanism to possibly qualify the program by making the homes affordable in perpetuity.

Letter of Intent from Lynne M. Poyant, Community Services Director, requesting an additional \$25,918.20 to complete the renovation and improvement of the Barnstable Skate Park located at the Hyannis Youth & Community Center (HYCC).

Lynne Poyant, Director of Community Services, explained that the requested \$25,918.20 would complete the HYCC Barnstable Skate Park as a portion of the funds required to finish the bowls. She said there are \$26,000 in matching funds remaining from the original request, but the bids for repairs for each phase all came in higher than expected, as skate park repairs are highly specialized.

A motion was made by Terry Duenas and seconded by Tom Lee to advance the Barnstable Recreation Division's Letter of Intent requesting an additional \$25,918.20 for HYCC Barnstable Skate Park repairs to the full Application stage. Motion carried with a unanimous vote.

Applications/Presentations:

Application from the Town Manager requesting \$404,000 Open Space/Recreation CP Funds for the acquisition of 0 Independence Drive, Hyannis, a/k/a 755 Independence Drive; Map 332, Parcel 010-002. This CP Fund request represents a portion of the total funds required, with additional funds in the amount of \$321,000 previously allocated pursuant to Town Council Order 2008-112. The acquisition of this parcel for all CPA purposes is also in support of the proposed extension of the Cape Cod Rail Trail being constructed from Yarmouth through land in the town of Barnstable.

Ms. Trish Domigan of VHB and Glenn Cannon of the CCC Transportation Division were present. Ms. Domigan's PowerPoint presentation traced the history of the Rail Trail vision and its different phases and mitigation, which includes acquisition of the subject parcel. She explained that Lawrence Lynch is the contractor, with Mass DOT paying for the construction. The possibility of burying power lines under the trail was discussed, but it was concluded to be cost-prohibitive. Lindsey Counsell's PowerPoint presentation then detailed the purpose of the acquisition of the lot and its use, noting that the front 3 acres will be used as access parking for the Rail Trail and are also available to be used for other CPA purposes, such as Community Housing. As protection for the wells and in accordance with required mitigation, he said the back 9.8 acres will be protected with a Conservation Restriction to Massachusetts Fish and Wildlife.

***A motion was made by Sue Rohrbach and seconded by Laura Shufelt to approve the application of the Town Manager for \$404,000 CPA undesignated funds for the acquisition of 755 Independence Drive, Hyannis, Map 332, Parcel 010-002 for all CPA purposes and to recommend it to the Town Council.**

General Discussion:

The Chairman noted the following:

- Letters of inquiry have been sent to some CPA grantees requesting project status updates, with returned funds and the closing out of projects to be reported at the October 24, 2016, meeting.
- Mandatory Community Preservation Act CP-3 Report has been submitted to the State.

Correspondence Received:

- Invitation to West Parish of Barnstable Rededication Service, October 16, 2016.

Closing Public Comment:

None.

Adjournment

A motion was made by Tom Lee and seconded by Sue Rohrbach to adjourn. Meeting adjourned at 6:36 p.m.

Next Regularly Scheduled CPC Meeting – October 24, 2016

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

- Exhibit #1 - Draft CPC Meeting Minutes – August 22, 2016
- Exhibit #2 – Letter of Intent – BWB Playground Committee – Replacement Project
- Exhibit #3 - Letter of Intent – Housing Assistance Corp (HAC) - BHOPP
- Exhibit #4 – Letter of Intent – Housing Assistance Corp (HAC) Barnstable Project Prevention Program.
- Exhibit #5 – Letter of Intent, Lynne Poyant, additional funding HYCC Skate Park
- Exhibit #6 – Application – Town Manager – Acquisition of 755 Independence Dr.
- Exhibit #7 – PowerPoint – Cape Cod Rail Trail, Barnstable, MA
- Exhibit #8 – PowerPoint – CC Rail Trail - 775 Independence Drive, Hyannis

Respectfully submitted,

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