



**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, February 22, 2016**

2016 APR 1 AM 9:56

**Regular Public Hearing – Approved Minutes**

BARNSTABLE TOWN CLERK

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

**5:30 PM**

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee	Present
Sue Rohrbach	Absent
Richard Sawyer	Present
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 Terry Duenas to approve the revised draft Community Preservation Committee minutes of January 25, 2016, as submitted. Unanimous vote to approve. Tom Lee abstained.

**Letters of Intent**

Letter of Intent from the Town Manager and DPW to undertake a comprehensive evaluation of recreation fields in the Town of Barnstable. Request is for funds in the amount of \$137,528 to develop a scope of work and to engage a consultant. Continued from the January 25, 2016, meeting.

Mr. Rob Steen from the Department of Public Works was present, and he referred to the updated, more detailed scope provided to the Committee, saying he believed it answers most of the questions the Committee had from the last meeting. Richard Sawyer concurred and asked about the inclusion of a demographic study in the report. Mr. Steen replied that while the DPW will not dictate means and methods, a demographic study has been suggested, along with a review of the recent demographic studies prepared for the Senior Center in order to provide a comprehensive picture of the evolution of the Town moving forward. In answering Mr. Sawyer's question regarding what fields will be reviewed, Mr. Steen explained that this will not strictly be an evaluation of existing fields, but will also evaluate what is really needed moving forward. He gave an example of existing softball fields: there are 2; is a 3<sup>rd</sup> one needed, or should there be one softball field and a multifunction field instead, and are they located appropriately? He added that this study will also identify problems with the current locations of a certain type of field and reach conclusions and make recommendations regarding the appropriate locations, type and number of fields. Mr. Sawyer noted that the study includes a 20-year projection, and he inquired if the projects would be prioritized and

submitted for Town Council funding. Mr. Steen expected the plan to identify the current needs of the Town regarding types of fields, besides projecting recreational needs for the next 20 years, and he said the DPW will include needs that the study identifies in the capital improvement plan. The DPW will have recommendations from recreational experts specifying the number, type and location of fields based on factors including demographic indications. Projections for maintenance of the fields will also be included, so that there is an understanding of the associated costs. Mr. Steen also noted that tennis courts are not included at this point in time.

Laura Shufelt said she was pleased to see how comprehensive the study will be, and she thought that the Town's new housing needs study's 20-year demographic projections could be useful, along with the Senior Center's study, so she suggested adding them to the consultant's resources.

Terry Duenas inquired if some of the existing studies such as the McManus property would be incorporated into this field study, and Mr. Steen said that one of the first things DPW will do is provide the consultants with prior studies, including the 2007 study, and he confirmed that the McManus property would be among the 45 fields under review.

**A motion was made by Richard Sawyer and seconded by Terry Duenas to approve the advancing of the Town Manager/DPW Letter of Intent to the full Application stage. Request is for \$137,528 from CPC open space/recreational funds for a consultant to perform a comprehensive evaluation of the Town's recreational fields. Motion passed. Tom Lee abstained.**

### Applications

None.

### Correspondence

CPC received an invitation from the Barnstable Housing Authority Board of Commissioners to attend and participate in their Annual Meeting scheduled for February 18, 2016. Both Lindsey Counsell and Laura Shufelt attended and reported that the meeting was very informative, adding that the housing group seeks to join with CPC on some projects and will look internally to see what is needed to accomplish this. Ms. Shufelt said that she cautioned them regarding the premium that is paid by public entities for construction fees and capacity requirements, both of which can add as much as 30% to the cost, and she suggested that perhaps purchasing and renovating existing buildings could also be considered. Chair Counsell said that there is a Yarmouth non-profit organization that renovates buildings and turns them over to towns for affordable housing. He called it a good meeting and said he hopes to hear from the Board in the future.

Richard Sawyer inquired if the obstacles that the Town of Barnstable faces for housing projects were discussed, and the Chair replied that political obstacles were briefly discussed, as well as infrastructure, Zone II requirements, Title V and sewer location. He pointed out that larger-scale housing developments are difficult to locate in areas that lack sewer connections unless, perhaps, a 40B is proposed. Ms. Shufelt also discussed the obstacles of putting more affordable housing in Hyannis, noting that the housing needs study indicated that Hyannis has 14% affordable, while other villages are not close to 10%. She said this creates a problem for Fair Housing and segregation, as affordable housing should be spread more evenly throughout the Town. She referred to a recent HUD Supreme Court case where the final ruling stated that affordable housing cannot be concentrated in one area. Mr. Sawyer inquired if demographics were considered in the study, as he said we are losing 5% of the population. He referred to the CPC housing meeting in Osterville where the consultant saw a loss of 14% to 16% of the population between the ages of

26 and 35, and he said that the schools are projecting those ages to be decreasing as well. He said the demographics indicate that the population is trending toward senior citizens and those of retirement age. Ms. Shufelt replied that senior citizens were included in the housing demographic studies, but an overview of the Town's total affordable housing indicates that 50% of the Town's affordable housing is restricted for seniors, although we do not have 50% senior population. Mr. Sawyer asked if there is a difference between affordable housing and senior housing, and Ms. Shufelt explained that senior housing does not have to be affordable, as there can be a market-rate unit that is restricted to seniors, such as the apartments on West Main Street in Hyannis that are restricted to seniors. Mr. Sawyer suggested that the recreational study should include senior leisure needs as well.

Terry Duenas thought it seemed to make sense to view the Town of Barnstable as a whole unit without spreading the 10% affordable units throughout all of the villages, and Ms. Shufelt noted that Hyannis has access to the sewer and is more urban, dense and developed, so it is more suitable for larger developments. However, she added, the housing needs study indicates that this also results in concentrating poverty, ethnicity and race into one area of the Town, which does not make for a cohesive community. She said that she has been in the affordable housing business for 26 years, and when she started, Barnstable had 5.8% affordable, and the affordable rate is now 6.4%. She explained that affordable units have gained, but the denominator of the equation has also gained because the Town has grown, and she said that she looks at those numbers and thinks that enough has not been done anywhere, but especially not in the other villages. Mr. Sawyer referred to the court case and the judgment and segregation that Ms. Shufelt mentioned, and he noted that Barnstable is only one town. Ms. Shufelt cited New York City as an example on a larger scale and explained that because New York had much of its affordable housing concentrated in only one borough, the City was subject to legal action and is now being ordered to spread out the affordable housing. It was agreed that a chance to build housing in Hyannis would not be turned down, but Ms. Shufelt said that it may be harder, but not impossible, to get outside funding for housing located in Hyannis. In answer to Tom Lee's question, Ms. Shufelt said that the low-income tax-credit provided the funding that was the basis for the Supreme Court decision, and the problem was that low-income tax credits, which are a major funding source for affordable housing, were being used in a limited area in the city and not in other parts or in the outlying suburbs. She said that the Supreme Court ruled that low-income housing tax credits should be awarded to areas of opportunity versus areas of poverty, and she added that unfortunately we do not have a lot of vacant multifamily buildings or even large commercial spaces that can be converted.

## **General Discussion**

### **Updates – Lindsey Counsell**

With the Tales of Cape Cod presentation scheduled before the Town Council on the next Thursday, February 25, 2016, Richard Sawyer reminded that the CPC funding recommendation is contingent upon the award of a State matching grant, so the Town Council should also adopt this condition with its approval.

The COMM Fire District Water Dept. asked that its application be moved to the March 28, 2016, CPC meeting.

Chair Counsell reported that work on the Burgess House Barn is getting started with the wall restoration and that work is continuing at the Paine-Black House.

Richard Sawyer mentioned that the Cahoon Museum looks completed, and he wondered if there would be an open house and tour. Chair Counsell commented, and everyone agreed, how nice the Cahoon Museum looks, and he thought it must be nearly finished, with likely a grand opening that CPC could attend.

Motion to adjourn was made by Richard Sawyer, seconded by Tom Lee. Unanimous vote to adjourn.  
Meeting adjourned at 5:53 p.m.

**Next Regularly Scheduled CPC Meeting – March 28, 2016**

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

Exhibit #1	LOI – Town Manager and DPW for Comprehensive Evaluation of Recreation Fields - Supplement
Exhibit #2	BHA Board of Commissioners invitation to CPC to attend Annual Meeting on 2/18/16.

Respectfully submitted,

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