



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

2016 DEC 12 PM 3:30

Monday, October 24, 2016

Regular Public Hearing – APPROVED Minutes

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

BARNSTABLE TOWN CLERK

5:30 PM

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Present
Marilyn Fifield – Clerk	Absent
Terry Duenas	Present
Tom Lee	Present
Sue Rohrbach	Absent
Richard Sawyer	Present
Deborah Converse	Absent
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 and seconded by Tom Lee to approve the draft Community Preservation Committee meeting minutes of September 26, 2016, as submitted. Motion passed.

Chairman Counsell announced that agenda items would be taken out of order:

Applications

Application from the BWB Playground Committee requesting \$250,000 in Open Space/Recreation CP Funds for the BWB Wooden Playground Replacement Project, representing a portion of the required funding, with \$50,000 earmarked in the BWB School Budget and fundraising ongoing.

Ms. Jennifer Mullen, Co-Chair of the BWB Playground PTA Committee, provided a PowerPoint presentation depicting the background of the unique "wooden" playground which was built with privately raised funds and 1,000 community volunteers 30 years ago. Ms. Mullen said that liability issues preclude involving community volunteers in the replacement playground construction. She pointed out that the BWB playground is not only used by the students that attend BWB Elementary School, but also by summer

camp and visitors who have used it as a destination playground for the Mid-Cape area. Ms. Mullen noted that the Committee is made up of BWB parents, community members, the BWB principal; two northside Town Councilors, as well as BWB alumni. She said the project has received School Committee approval, and the Committee has met numerous times with David Anthony and Johanna Boucher to ensure that proper protocols are being followed for receipt of public funding. Ms. Mullen said that a maintenance contract will be included in the fundraising plan and that remaining existing structures will be removed by volunteers, saving about \$30,000 in the overall budget. She added that they plan to actively fundraise \$150,000 through donations and grant applications, and she explained that the proposed design of the replacement playground is the culmination of input from the students who specified elements they would like to see. The final schematic design was included in the PowerPoint presentation, and included existing picnic tables, under which a time capsule is buried, and will remain. Ms. Mullen explained that when the installation is put out to bid, it will be made clear that there is a large group of volunteers available to work within the constraints of liability laws.

Town Councilor John Flores, Precinct One, spoke in strong support of funding the project, saying that the project is really a community build which has not only served the students attending BWB for the past 30 years, but has also been recommended by every B&B and hotel in the greater Barnstable area as a site of interest to visitors with children. He added that he has spoken with other Councilors who are also supportive of the project, and said it has public support, as well.

Richard Sawyer requested explanation of cost breakdowns and estimates to detail how the total \$450,000 estimate was developed. Ms. Mullen referred to Table 1 in the application and went through the line items of the budget, explaining that the installation piece cannot go out to bid without the funds for the project already being encumbered. Tom Lee thought that the designer would be able to provide a cost estimate for the overall project, but Ms. Mullen responded that the company does not install the equipment and that the installation fees are being mandated by the School Department. She added that the cost estimates are based upon prices from Play by Design, who estimated installation costs at an average of \$175,000. She said the playground materials are \$257,000, but a construction company is required to install them, and she added that she could call construction companies for installation estimates to try to get a firmer estimate. Mr. Lee expressed concern that the materials and installation costs are almost equal and considered this extreme from an engineering standpoint. Terry Duenas pointed out that that CPC could consider encumbering the funds, as any unused funds would be returned to CPC.

Laura Shufelt felt the playground is too expensive and said that if factory-direct equipment was used instead of unique components, it likely could have been designed for less money. Also, she thought installation estimates seemed very high at 100% of equipment costs, and she added funds do have to be secured prior to bidding, with public procurement. She explained that when putting out a bid, the estimate needs to be close to the cost, as a high estimate number will result in a high bid. Ms. Mullen replied that the installation portion will come from David Anthony and David Kanyok because it will be a contract with the Town not with the PTA. Ms. Shufelt suggested that the Town use the resources already available and ask the Town Architect if he could provide a professional estimation of the installation.

Chair Counsell pointed out that the DPW Field Assessment Study has been fully approved and that the BWB playground project may benefit from that assessment, since the playground location is unsafe due to its proximity to the ballfields on the property. He added that the location of the playground may need to be moved to the east to avoid balls coming into the playground from the softball field, and he said if there are additional costs required for safety, CPC would want to know. He noted that CPC recently funded the move of Luke's Love playground for a lot of money, and he suggested that Mr. Kanyok talk to Mark Marinaccio regarding when the field study will be completed.

The Committee wondered if DPW could install the equipment, and Councilor Flores offered to reach out to Dan Santos with this question. Mr. Duenas said that proceeding with the field study is long overdue and that siting of the playground for safety is critical.

A motion was made by Richard Sawyer and seconded by Tom Lee to table the BWB Playground Committee's Application to next meeting, November 28, 2016, to allow additional information to be provided. Motion carried with a unanimous vote.

Letters of Intent

Letter of Intent from the Growth Management Department Housing Coordinator requesting \$75,000 in Community Housing funds to provide additional CPA funding for the existing Preservation of Affordable Housing project, as initial funds from 2006 are now depleted after preserving 3 affordable units, with a 4th in progress.

Arden Cadrin, Growth Management Department Housing Coordinator, explained that the Letter of Intent was to replenish funds for the existing Preservation of Affordable Housing project, as the funds are on the verge of being depleted. She explained that the funds are used whenever a deed-restricted affordable house comes up for resale and has an older deed restriction based on a formula using an appraised value to set the resale price. With appraised values rising, she noted, the formula does not work to keep the unit affordable to an income-eligible household at 80% of the median income. The Preservation of Affordable Housing project funds provide "buy down" funds to reduce that price to what is affordable to someone at 80% of the median. Ms. Cadrin further explained that the older deed restriction also allows that unit to be sold out of affordability if it is not sold to an income-eligible buyer within a specified period of time, resulting in the loss of these affordable units, while they can be preserved for a relatively small amount of money compared to the cost of creating a new unit. She said the amount needed is determined case by case, depending on price and the deed-rider formula. In response to Laura Shufelt's inquiry, Ms. Cadrin replied that a new universal deed rider is put into place whenever buy-down funds are used, eliminating the older deed restrictions and formulas that no longer work.

A motion was made by Laura Shufelt and seconded by Richard Sawyer to advance the Growth Management request to fund the Preservation of Affordable Housing Fund in the amount of \$75,000 to the full application stage. Motion carried with a unanimous vote.

Ms. Cadrin noted that the CPC process can be cumbersome and time-consuming, and she asked the CPC to consider allowing applicants seeking refunding to be allowed to apply directly without a letter of intent, as the project has already been determined to be CPA-eligible.

General Discussion

Chair Counsell explained that the Director of Finance, Mark Milne, was unable to attend this CPC meeting, but he reported that four accounts were closed, with funds returned to CPC: Town Hall Exterior returned \$27.00; Hyannis Water Trough Project \$2,000; Centerville Historical Society \$1,307; and the Sandy Neck Acquisition \$100.

The following accounts will not be closed: the West Parish Meetinghouse construction is taking longer than expected; the Housing Study plan is to be revised; Long Beach Road Order of Taking needs to be issued; and the Custom House and Old Town Hall still have work to be performed;

Project Update

Chairman Counsell noted that Universalist Cemetery Restoration Application and the Barnstable Skate Park Application are anticipated for the November 28, 2016, CPC meeting.

Closing Public Comment:

None.

Adjournment

A motion was made by Laura Shufelt and seconded by Terry Duenas to adjourn. Meeting adjourned at 6:12 p.m.

Next Regularly Scheduled CPC Meeting – November 28, 2016

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

- Exhibit #1 - Draft CPC Meeting Minutes – September 26, 2016
- Exhibit #2 – Application – BWB Playground Committee – Replacement Project
- Exhibit #3 - Letter of Intent – Preservation of Affordable Housing Project - GMD
- Exhibit #4 – PowerPoint BWB Playground Replacement Project

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