



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, March 27, 2017
Regular Public Hearing – APPROVED Minutes
367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room
5:30 PM

2017 APR 25 AM 10:19

BARNSTABLE TOWN CLERK

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee	Present
Sue Rohrbach	Present
Richard Sawyer	Present
Deborah Converse	Absent
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.

Chair Counsell acknowledged and thanked Kevin Foster for his many years of service to the Town as a videographer.

Minutes

A motion was made by Marilyn Fifield, with second by Richard Sawyer, to approve the draft Community Preservation Committee meeting minutes of February 27, 2017, as submitted. Motion passed unanimously.

Letters of Intent

None.

Applications/Presentations:

Application from Town of Barnstable DPW through the Town Manager requesting \$434,000 in Open Space/Recreation CPA funds, representing a portion of needed funds for the design, engineering, testing, approvals and design contingency to begin the Osterville Recreation Park and Fields project, with FY18 CIP funding to be sought, as well.

Mr. Mark Marinaccio of the DPW narrated a PowerPoint presentation to explain the scope of the proposed Osterville Bay Park and Fields project and illustrate the condition of the existing facilities. He said the DPW currently has funds to demolish the Osterville Bay School, adding that the recreation center once targeted for demolition is now proposed to remain, and \$675,000 in FY18 CIP funds will be sought to design a new recreation center. He said this application seeks \$434,000 for the design, engineering, testing and approvals and design contingency.

CPC members discussed allowable uses for CPA funds, citing structures such as bandstands, pools and bathroom facilities as allowed if directly supporting an allowable use on the property. High amounts budgeted for contingency and design were also noted, and Chairman Counsell reported that the Town's Comprehensive Field Study, which should be complete in Sept., 2017, will have projections for users of the fields. Mr. Marinaccio referred to planned community outreach meetings that will provide an opportunity for public input on preferences, as well. After discussion, CPC concluded that it may be best to wait for the results of the CPA-funded Townwide Comprehensive Field Study to ensure that what is proposed will be fully utilized.

Motion was made by Laura Shufelt and seconded by Richard Sawyer to table the Town of Barnstable's DPW Application requesting \$434,000 in CPA Open Space/Recreation funds until the Townwide Comprehensive Field Study is complete.

Public Comment:

Councilor James Crocker, Precinct 5 Osterville, spoke in favor of allowing the project to move forward, noting that funds are required to start the ball rolling and that cost-cutting measures have been discussed, e.g., bringing in an engineer for 3 projects. He added that this is one of few community projects that have been proposed for Osterville.

Sue Rohrbach offered an alternative motion to table the Application until the next meeting, but it was not seconded.

Vote to table Application until the field study is complete: Motion carried to table application.

Application from Town of Barnstable DPW through the Town Manager requesting \$296,016 in CPA Historic Preservation funds for masonry, window, door, roof, and limited interior preservation work on the U.S. Custom House's Carriage House, Route 6A, Barnstable.

Mr. Mark Marinaccio of the DPW narrated a PowerPoint presentation which detailed the history of the site and buildings going back to the Revolutionary War and outlining the maritime history of Barnstable Harbor, noting that the property is on the National Register of Historic Places and meets all of the CPA criteria. He said the Application seeks funds for restoration of the Carriage House at the rear of the property, and he provided pictures of the failing masonry, windows, doors and roofing, all in need of restoration to be weathertight. Mr. Marinaccio said the restoration would also involve hazmat prevention. In answer to Sue Rohrbach's query, he explained that a blacksmith

currently works in the Carriage House. He also provided a budget breakdown for each component of the project, adding that a Massachusetts Preservation Projects Fund grant application seeking \$100,000 will also be filed. Richard Sawyer inquired if this project would have a Phase 4, noting that approximately \$500,000 in CPA funds have been used for restoration of the Custom House so far.

Motion was made by Terry Duenas to approve the Town of Barnstable DPW Application requesting \$159,249 in CPA Historic Preservation funds and \$84,247 from CPA Undesignated Funds for a total of \$243,496 CPA funds for preservation of the U.S. Custom House's Carriage House, with Laura Shufelt's amendment that funds received from a Massachusetts Preservation Projects Fund grant would be returned to the CPA Undesignated Fund. Motion carried with a unanimous vote.

Application from the Barnstable Land Trust requesting \$175,000 in CPA Open Space/Recreation funds for purchase of a 3.47-acre parcel that is a vital link in the Cape Cod Pathways system, with total project cost estimate of \$225,000. Town of Barnstable will be asked to hold the Conservation Restriction; BLT will own and manage the property addressed 0 Church Street, West Barnstable, Map 176, Parcel 006.

Executive Director Janet Milkman and Mark Robinson represented the Barnstable Land Trust, providing a PowerPoint presentation depicting the existing parcels and maps in the Cape Cod Pathways system and highlighting the subject parcel as a missing link in the Pathways system initiated by the County Commissioners over 30 years ago. Species in the area were detailed, along with the parcel's eligibility per CPA open space criteria. Mr. Robinson explained that there are approximately 70-75 parcels of land already included in the Pathways system, with 40 parcels owned by the Town or BLT, representing more than half of the parcels being protected. Over the years, he said, BLT and the Town, have both been striving to protect pathway parcels, one by one, as they become available. The requested \$175,000 in CPA Open Space funds would allow the Town to acquire a Conservation Restriction on the property, with BLT holding title and maintaining the trails.

Public Comment:

Alisha Crowley of the Town's Land Acquisition and Preservation Committee (LAPC) spoke in support of funding this vital link in the Pathways system.

Kris Clark of the LAPC also spoke in support of the purchase of 0 Church Street, calling it a perfect fit for CPA open space criteria.

Farley Lewis of the LAPC said that she is a frequent hiker and supports the purchase of this important connection.

Chair Counsell noted that a letter of support was also received from the LAPC as a whole.

Tom Lee spoke on behalf of the Conservation Commission and in support of funding the purchase of 0 Church Street, West Barnstable, and Chair Counsell noted that a letter of support was also received from the Conservation Commission as a whole.

Motion was made by Richard Sawyer and seconded by Laura Shufelt to approve the Application from the Barnstable Land Trust requesting \$175,000 from CPA Open Space/Recreation Funds for the purchase of the 3.47-acre parcel known as 0 Church Street, West Barnstable, Map 176, Parcel 006, with the Town to hold the Conservation Restriction. Motion carried with a unanimous vote.

General Discussion:

- Chair Counsell asked the CPC members to review the financial updates provided by Mark Milne.
- Review of the Community Preservation Coalition Update was postponed to the next meeting, April 24, 2017.

Project Updates – Lindsey Counsell

- Federated Church Cemetery Application is scheduled for a 1st Town Council reading on April 6, 2017.
- The Tales of Cape Cod Olde Colonial Courthouse Application modification received approval at the March 23, 2017, Town Council meeting.
- The applications involving the Hyannis Athletic Association, Centerville Recreation Building and the BWB Wooden Playground will be placed on the April 24, 2017, agenda.

Richard Sawyer reported that the Community Preservation Coalition is looking for people to volunteer for the Legislative Action Committee, and he asked if any CPC members were interested. Chair Counsell asked Richard if he was interested in volunteering, and then appointed him.

Adjournment

A motion was made by Laura Shufelt and seconded by Terry Duenas to adjourn. Meeting adjourned at 6:49 p.m.

Next Regularly Scheduled CPC Meeting – April 24, 2017

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

- Exhibit #1 –Draft CPC Meeting Minutes of February 27, 2017.
- Exhibit #2 – Application – DPW for Osterville Recreation Park and Fields.
- Exhibit #3 – Application- DPW for U.S. Custom House Carriage House, Rte 6A
- Exhibit #4 – Application – Barnstable Land Trust acquisition of 0 Church St, Barnstable
- Exhibit #5 – (3) CPF Financial Reports by Mark Milne reflecting balances as of 3/23/17.
- Exhibit #6 – Community Preservation Coalition Update dated February 9, 2017
- Exhibit #7 – PowerPoint Presentation – DPW-Osterville Recreation Park and Fields
- Exhibit #8 – PowerPoint Presentation – DPW- U.S. Custom House Carriage House
- Exhibit #9 – PowerPoint Presentation – Barnstable Land Trust acquisition of 0 Church Street, Barnstable

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