



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
Fred LaSelva – Planning Board • Tom Lee – Conservation Commission • Richard Sawyer – Recreation Commission • Deborah Converse – Housing Authority
Britt Beedenbender – Town Council Liaison

2018 JUN 12 AM 11:16

Monday, April 30, 2018
Regular Public Hearing – APPROVED Minutes
367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room
5:30 PM

BARNSTABLE TOWN CLERK

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
Fred LaSelva	Present
Britt Beedenbender	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 Richard Sawyer and seconded by Laura Shufelt to approve the draft Community Preservation Committee meeting minutes of March 19, 2018, as submitted. Motion passed unanimously.

Letters of Intent

Town of Barnstable DPW – Phase 4 Route Study – CC Rail Trail

A Letter of Intent from the Town of Barnstable Department of Public Works through the Town Manager sought \$80,000 in Community Preservation funds for study of route alternatives for Phase 4 of the Cape Cod Rail Trail. Phase 4 would extend from the termination of Phase 3 near the intersection of Mary Dunn Road and Independence Drive to the Barnstable/Sandwich town line. In-kind project management/liason services to be provided by DPW were projected to exceed a 1:1 match of the requested CPA funds.

Town Engineer Paul Graves explained that the preliminary study of alternative routes for Phase 4 of the Cape Cod Rail Trail is required by Mass DOT in order to be placed on their Transportation Improvement Plan. Although the route resulting from the study

may not be perfect, he said it would be tested out by the study to be the best route and brought to Mass DOT with the backing of Town leadership. In answer to Committee questions, Mr. Graves confirmed that Mass DOT has agreed to fund construction of the trail at 100%; and Phase 4 is the final design phase, although additional design funds may be needed after the study, with CIP funds a possible funding source. In addition to design and construction, he said land acquisition may be required, although utilization of some existing easements and Town properties could be possible. Mr. Graves explained that, although the Town has staff capable of pursuing this study, there are too many other competing priorities, so the Town would be better served by consultants for efficiency.

Motion was made by Richard Sawyer and seconded by Tom Lee to move the Letter of Intent from Town of Barnstable DPW to fund the costs of a study of route alternatives for Phase 4 design of the Cape Cod Rail Trail to the full Application stage. Motion carried with a unanimous vote.

Town of Barnstable DPW – Phase 1, Dredging of Cotuit Entrance Channel/Dead Neck Sampson's Island Project.

A Letter of Intent from the Town of Barnstable Department of Public Works through the Town Manager sought \$250,000 in Community Preservation funds to offset a portion of the estimated \$1-million cost for Phase 1, Dredging of Cotuit Entrance Channel/Dead Neck Sampson's Island Project, with other sources funding the remainder of Phase 1 costs. Additionally, DPW management services represent an estimated value of \$10,000 during the initial phase of the project.

Mr. Paul Graves explained that the permit filed by 3 Bays for this project is currently under appeal, with hope that it may be completed favorably soon. He said the Town Council will be considering a CIP request for this project and more likely to approve it if CPC has approved a portion. He said the project would restore the channel to 1967 conditions in 3 Phases, significantly improving navigational safety, coastal resiliency, water quality and aquatic habitat. Chair Lindsey Counsell explained that the Legal Department determined that the project is considered to be a restoration and not maintenance and so qualified for CPA funding. CPC members questioned the benefit to the general public and also whether this project is actually a case of deferred maintenance, rather than a restoration project.

Motion was made by Fred LaSelva and seconded by Richard Sawyer not to move the Letter of Intent from Town of Barnstable DPW to fund Phase 1 – Dredging of Cotuit Entrance Channel/Dead Neck Sampson's Island Project to the full Application stage. Motion to decline carried with a vote of 4 yes, and 2 no.

Applications

Hyannis Athletic Association – Phase I Scarafille Field Rehabilitation

The Hyannis Athletic Association Application requested \$800,000 in CPA Open Space/Recreation funds for Phase I of the Judy Walden Scarafille Field Rehabilitation Project for the rehabilitation and upgrading of the playing surface of the field to address inadequate drainage, poor turf conditions, and provide a new irrigation system, at a total estimated project cost of \$1,755,000 for all 3 Phases.

Mr. Ed Pesce, Pesce Engineering, narrated a PowerPoint presentation that he said contained updates from an earlier presentation in late February. He explained that the goal of the \$800,000 CPA funding request is to rehabilitate the Judy Walden Scarafile Field located at McKeon Park in 2018-19 to ensure long-term viability of the field for use by the Town of Barnstable, Hyannis Athletic Association, St. John Paul II High School and others in the community. He detailed the funding request for Phase I work which would include field rehabilitation and new dugouts, with previous capital improvements representing matching funds. He cited current poor playing-surface conditions and inadequate drainage as well as low head clearance and drainage issues for the existing dugouts as creating unsafe conditions for players, and he noted that the Town's recent Comprehensive Field Study rated the field with the second-worst rating of 2.5. He explained that there currently is no drainage system, only overland flow which will be corrected, with detailed plans included in the PowerPoint presentation. Without improvements this year, he said the Hyannis Athletic Association's continued participation in the Cape Cod Baseball League is at risk. He emphasized that maintenance of the field will continue to be performed by the Harbor Hawks at no cost to the Town.

A detailed budget breakdown of the cost of each Phase I item was provided, with grading the highest individual cost. HAA fundraising for matching funds, and a project timeline for Phase I, with a construction start date of August 12, 2018, and a field ready for play in May of 2019, were noted. Mr. Pesce said that the Harbor Hawks have a good track record for raising funds and will be able to raise funds for Phase 2 and 3 work. He cited capital improvements valued at \$852,500 over the last 10 years, along with current donations totaling \$133,550. Mr. Pesce said that the provision of CPA funding would go a long way in encouraging private donations. In discussing the permitting process and the need for Site Plan Review filing and approval, he noted that the Conservation Commission filing was anticipated in the next week.

Mr. Brad Pfeifer, Hyannis Athletic Association, and Mr. Peter Scarafile responded to Committee concern regarding continued maintenance of the field and the level of CPA investment sought, citing the lack of a drainage system as the single most significant cause of the field's poor condition. The existence and continuance of a 3-party User Agreement was cited as the answer to continued maintenance of the CPA fund investment at no cost to the Town, as the Harbor Hawks and High School both budget and maintain the field for the term of the joint 3-party Agreement, while the Town controls the permits for the field.

Public comment was invited, and Mr. Ralph Cahoon, Hyannis Athletic Association board member and former Barnstable School Committee chairman, spoke in support of the project, noting that the Town committed to retaining the field in severing it from the rest of the property when it sold the school that is now St. John Paul II High School. Mr. Chris Kebe of St. John Paul II HS also spoke in support of funding the project, citing safety concerns and the partnership of the High School and Harbor Hawks in working together to maintain and improve this area of town. Mr. Mark Santos, St. John Paul II HS Athletic Coach, also spoke in support of funding the project, citing the various ankle, hamstring, and knee injuries incurred due to the field's uneven surface and drainage issues.

Chair Counsell explained that one of the limitations of the Community Preservation Act is the building of any stadiums. Since dugouts, grandstands and lights are ineligible for CPA funds, he said the request for \$100,000 for 2 dugouts would not be eligible, with only the playing surface eligible, per Legal Department advice.

Motion was made by Lindsey Counsell and seconded by Terry Duenas to recommend to the Town Manager the Phase 1 budget per slide 8 as presented at this meeting on April 30, 2018, except for \$100,000 for the dugouts: \$700,000 from the Undesignated funds to be submitted by the CPC upon receipt from the Town Manager by the Chair of the newly-created User Agreement that the Association is creating. The principle is to be an Agreement for active Recreation and Hyannis Athletic Association use of the field. Motion passed with a unanimous vote.

Barnstable Land Trust (BLT) 0 Bumps River Road, Centerville

An Application from Barnstable Land Trust sought \$38,000 in CPA Open Space/Recreation funds to facilitate the purchase of a key 5.92 acre parcel of land on Mill Pond, Centerville, Map 168, Parcel 009, that is the last remaining undeveloped lot on the west side of Mill Pond. This funding request of \$38,000 represents a portion of the total budget of \$115,000, with funding to be provided by the Massachusetts Land Conservation Tax Credit.

Ms. Janet Milkman, Executive Director, Barnstable Land Trust, narrated a PowerPoint presentation and indicated that this is a partnership with the Town in which the Town will either own the parcel or a Conservation Restriction. She said that the property is secured with a P&S Agreement with BLT, and she described the parcel as a little under six acres in Centerville, leveraged with a \$75,000 Mass Land Conservation Tax Credit. She added that the property is important to the community as it not only beautiful but also the last remaining undeveloped parcel on the west side of the pond, with significant investments made by the Town and BLT over the last 30 years. She said this parcel was identified in the original Open Space plan, but the owners only recently have made it available for sale. Because the parcel is important for conservation purposes such as landscape, habitat and coastal adaptation, it qualified to receive the Massachusetts Land Conservation Tax Credit. The Land Acquisition and Preservation Committee also submitted a letter of unanimous support.

Motion was made by Tom Lee and seconded by Richard Sawyer to recommend the funding request of Barnstable Land Trust for \$38,000 in CPA Open Space/Recreation funds for the acquisition of a fee interest or Conservation Restriction for 0 Bumps River Road, Centerville. Motion passed with a unanimous vote.

Barnstable Land Trust – Revised Funding Proposal – 3600 Falmouth Rd. Marstons Mills

A revised funding proposal has been received from Barnstable Land Trust for the Application previously-approved by CPC on July 24, 2017 for purchase of 3600 Falmouth Road, Marstons Mills for conservation purposes. Request is for \$195,000 CPA Open Space/Recreation funds with provision of a State grant for \$80,000; BLT will provide \$12,500. Total purchase price is \$245,000.

Ms. Janet Milkman, Executive Director, Barnstable Land Trust, narrated a PowerPoint presentation and indicated that this is a partnership with the Town in which BLT will own the parcel and the conservation restriction will be held by the Town. Ms. Milkman identified the differences between the original application and the revised one indicating that it is now known that BLT will be receiving a State grant; Barnstable Historic Commission has approved the demolition of the structures on the property; and, the purchase price, as well as the CPC funding request, has been reduced. Ms. Milkman noted that the parcel is a 2.18-acre property located at the intersection of Route 149 and Route 28. Acquisition of this parcel alleviates a potential traffic hazard from any new development at this busy intersection. BLT and the Town already own several parcels for conservation on the pond and connecting stream, the Marstons Mills River and it abuts the popular herring run property. By removing lawns and septic systems existing on the property, water quality in the pond and stream will be enhanced. The addition of footpaths will enhance Public enjoyment. The property is a significant parcel for both wildlife habitat and water protection while useful for passive recreation with 395 feet of pond shore on Mill Pond. More than half of the lot is designated as Critical Natural Landscape and Priority Habitat for Rare Species. A letter of unanimous support was received by CPC from the Land Acquisition and Preservation Committee and the Conservation Commission has also indicated support. Ms. Milkman indicated that the two existing curb cuts will be closed.

Motion was made by Chair Counsel and seconded by Tom Lee to recommend to the Town Manager the funding request of the Barnstable Land Trust for \$195,000 CPA Open Space/Recreation funds with the provision of a State grant in the amount of \$70-80,000, for the purchase of 3600 Falmouth Road, Marstons Mills for conservation purposes and passive recreation and subject to the provision of an easement for dredging purposes. Motion carried with a unanimous vote.

Adjournment

Motion was made by Terry Duenas and seconded by Laura Shufelt to adjourn. Motion passed with a unanimous vote. Adjourned at 6.57 p.m.

Next Regularly Scheduled CPC Meeting – May 21, 2018

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

- Exhibit 1 – Draft Joint Meeting Minutes – CPC and Recreation Commission 3/19/18
- Exhibit 2 – Draft CPC Meeting Minutes – March 19, 2018
- Exhibit 3 – Letter of Intent – Town Manager/DPW – Phase 4 CC Rail Trail Route Study
- Exhibit 4 – Letter of Intent – Town Manager/DPW – Phase 1 Dredging of Cotuit Entrance/Channel/Dead Neck Sampson's Island Project.
- Exhibit 5 – "Judy Walden Scarafille Field Rehabilitation Project" Update April 30, 2018
- Exhibit 6- Application - Barnstable Land Trust – Acquisition of 0 Bumps River Rd, Centerville.
- Exhibit 7 – Revised Funding Proposal –BLT - Acquisition of 3600 Falmouth Road, MM
- Exhibit 8 – PowerPoint Presentation BLT – 0 Bumps River Road, Centerville

Exhibit 9 – PowerPoint Presentation BLT – 3600 Falmouth Road, MM
Exhibit 10 – Power Point Presentation – HAA – Judy Walden Scarafie Field
Rehabilitation Project
Exhibit 11 – “Hyannis Harbor Hawks – By the Numbers”

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