



## Town of Barnstable COMMUNITY PRESERVATION COMMITTEE

[www.town.barnstable.ma.us/CommunityPreservation](http://www.town.barnstable.ma.us/CommunityPreservation)  
Email: [CommunityPreservationCommittee@town.barnstable.ma.us](mailto:CommunityPreservationCommittee@town.barnstable.ma.us)



### Committee Members

Lindsey B. Counsell – Chair • Laura F. Shufelt – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large  
Fred LaSelva – Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission • Deborah Converse – Housing Authority  
Britt Beedenbender – Town Council Liaison

**Monday, September 24, 2018**  
**Regular Public Hearing Approved Minutes**  
367 Main Street, Hyannis, MA - 2<sup>nd</sup> Floor – Hearing Room  
**5:30 PM**

19 MAR 26

BARNSTABLE  
TOWN CLERK

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Present
Marilyn Fifield – Clerk	Absent
Terry Duenas	Present
Tom Lee	Present
Katherine Garofoli	Present
James Tenaglia	Present
Deborah Converse	Present
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: "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 introduced and welcomed the Community Preservation Committee's newest member, Katherine Garofoli, who was recently sworn in to replace Sue Rohrbach.

### Minutes

Motion was made by Laura Shufelt and seconded by Fred LaSelva to accept the Special Meeting minutes of July 30, 2018, as submitted. Motion passed unanimously with Deb Converse and Katherine Garofoli abstaining.

Motion was made by Laura Shufelt and seconded by James Tenaglia to accept the meeting minutes of August 27, 2018, as submitted. Motion passed unanimously with Katherine Garofoli abstaining.

### Letters of Intent

Letter of Intent from the Department of Public Works through the Town Manager seeking \$258,529 for the final phase of work for the Paine-Black House, including completion of structural framing, installation of handicap compliant toilet fixtures and bathroom, rough and finish flooring, lead paint remediation, interior painting, kitchen upgrades, installation

of baseboard heat, electrical improvements, interior masonry work.

Mr. Mark Marinaccio of DPW explained that the prior work phases were funded with CPA and CIP funds totaling \$260,000, and approval of this phase would result in a final funding total of approximately \$500,000. Work in the previous phases included a new roof, Title 5 septic system, oil furnace, installation of new gas line, exterior siding and trim, chimney work, window replacement, and ADA compliant door, plus mold remediation for the interior and structural floor framing. Mr. Marinaccio explained that funds are needed for the final phase of work which includes flooring, lead paint remediation, ADA-compliant restrooms to allow public access, and kitchen upgrades. In response to CPC members' inquiry as to what the Paine-Black House will be used for, Mr. Marinaccio said it presently is a 3-bedroom house that the Town could use or lease as a farm, but the proposed use will be identified in the CPC Application, if invited to apply. Mr. Marinaccio said that a breakdown of the items, including costs for installation, will also be provided in the Application, and any funds not used will be returned. CIP funding for this phase of work is also scheduled to be requested. CPC members expressed preference to see the use of the building as revenue-producing, with a public benefit that will pay for future maintenance of the property and they preferred to see this requirement included in the recommendation of the project to the Town Council for appropriation.

**Motion was duly made by Terry Duenas and seconded by Tom Lee to advance the Letter of Intent from DPW through the Town Manager requesting \$258,529 from CP Historic Preservation funds for the final-phase work required at the Paine-Black House to the full Application stage. Motion passed, with a vote of 8 yes, and 1 no.**

#### **Applications**

None received.

#### **Correspondence Received:**

Chair Counsell acknowledged receipt of the following:

- CP Financial Reports as of August 30, 2018, prepared by Mark Milne
- Letter of Intent – Centerville Historical Museum for October 22, 2018, agenda
- Letter of Intent – Captain Allen Crowell Homestead for October 22, 2018, agenda
- Letter of Intent – Habitat for Humanity Cape Cod for October 22, 2018, agenda

#### **Updates/Discussion:**

- Chair Counsell asked that all changes to the draft CPC Handbook be submitted for finalization.
- Chair Counsell reported that St Mary's Episcopal Church and Barnstable Historical Society's Letters of Intent are being reviewed by the Legal Department and will be included on the October 22, 2018, agenda.
- Laura Shufelt reported that she met with Planning & Development staff regarding steps to develop a housing proposal for the Cobb Trust lot, 0 Independence Drive, purchased with CPA funds. She reported that an affordable housing project could be located on the 3-acre unrestricted portion of the 12-acre parcel, with an RFP likely to be issued to seek private developers.

### **Public Comment**

Heather Malkani, Tracy Miller and Sara Pannanen from the BWB Playground Committee came to update CPC regarding fundraising progress on the final \$115,000 required for the new BWB playground. They wanted to share that they have raised \$18,000 and intend to be ready to do a 3-week build when the ground thaws in March. Fred LaSelva suggested that they contact the Counselor for their Precinct, so that the fundraising efforts for the BWB Playground project can be announced at Town Council meetings.

### **Adjournment**

A motion was made by Fred LaSelva and seconded by James Tenaglia to adjourn. Motion passed unanimously. Adjourned at 5:57 p.m.

### **Next Regularly Scheduled CPC Meeting – October 22, 2018**

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

- Exhibit #1 – Draft CPC Special Meeting Minutes – July 30, 2018
- Exhibit #2 – Draft CPC Meeting Minutes – August 27, 2018
- Exhibit #3 – Letter of Intent – DPW/TM, Final Phase Work – Paine Black House
- Exhibit #4 – CP Fund Balances as of August 31, 2018 prepared by Mark Milne
- Exhibit #5 – Letter of Intent – Centerville Historical Museum
- Exhibit #6 – Letter of Intent – Captain Crowell Homestead
- Exhibit #7 – Letter of Intent – Habitat for Humanity – Oak Street, Centerville

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**