



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 • 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, February 25, 2019
Regular Public Hearing APPROVED Minutes
367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room
5:30 PM

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee	Absent
Katherine Garofoli	Present
James Tenaglia	Present
Deborah Converse	Present
Fred LaSelva	Present
Britt Beedenbender	Present

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BARNSTABLE
TOWN CLERK

Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and 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.

Minutes

The motion of James Tenaglia, seconded by Terry Duenas, to accept the meeting minutes of December 17, 2018, as submitted, passed unanimously, with Tom Lee abstaining.

The motion of James Tenaglia, seconded by Laura Shufelt, to accept the meeting minutes of January 28, 2019, as submitted, passed unanimously, with Fred LaSelva abstaining.

Letters of Intent

None received.

Applications

- Orenda Wildlife Land Trust is seeking \$290,000 in CPA Open Space/Recreation funds to purchase three buildable lots totaling 6.2 acres on Great Marsh Road, Centerville – "The Centerville Forest" – as a portion of the \$500,000 asking price, with Orenda contributing \$170,000 plus \$40,000 in pledges from neighbors.

Orenda proposes to retain ownership of the property, with a Conservation Restriction to the Town of Barnstable.

Ms. Theresa Barbo, Executive Director of the Orenda Wildlife Land Trust, narrated a PowerPoint presentation and explained that the \$500,000 price was negotiated from the original asking price in excess of \$650,000 for the 3 lots on Marsh Road. She said neighbors have pledged \$35,000,, and the Cape Cod Compact of Conservation Trusts has pledged \$5,000, with Orenda contributing \$170,000 and proposing to retain ownership of the property with a Conservation Restriction to be held by the Town of Barnstable. She explained that the lots are located on a busy road, and considered to be a true forest with hardwood canopy, adding that the mission of the Orenda Wildlife Land Trust is to preserve land for wildlife, as the word "Orenda" means "protected place" in native language. She said that the existing driveway for the 3 lots could accommodate a car, and there are trails throughout, with space for parking along the driveway, although it's assumed that the property would be used mostly by people who live in the area. In answer to CPC questions, Ms. Barbo said that Orenda would not be returning for additional funding, in respecting the funding needs of other organizations, and she confirmed that the property would be utilized by the Cape Wildlife Center as a wildlife release area.

Motion was made by Terry Duenas and seconded by Katherine Garofoli to recommend to the Town Council the Orenda Wildlife Land Trust's request for \$290,000 in CPA Open Space/Recreation Funds to purchase 3 lots totaling 6.2 acres on Great Marsh and Hayes Roads in Centerville, with a Conservation Restriction to be held by the Town of Barnstable. Motion carried with a unanimous vote.

- Application from Unitarian Church of Barnstable located at 3330 Main Street (Route 6A), Barnstable, seeking \$134,281 in CPA Historic Preservation funds as a portion of the entire project cost to rebuild and replace the cupola; restore/replace 33 windows; rebuild ramp, retaining walls and foundation at entry; repair hazardous stairways and entry; install a commercial dehumidifier and polyethylene vapor barrier over the soil in the crawl space under the sanctuary.

Ms. Crystal Gips, Community Preservation Task Force Chair, and Mr. Steve Thomas were present, and Chairman Counsell reminded that this Application had been continued in order for the Committee to consider the 3 questions arising from the Caplan case and provided by the Town Attorney's Office. First, regarding the project's eligibility for CPA funding, the CPC agreed that the project involves the preservation of the building envelope of a qualified historic resource. Second, the CPC agreed that CPA funds would not support any specific religious function. Third, the CPC agreed that the church demonstrated that it has adequate resources for its religious functions without the CPA funds. In reaching these conclusions, the CPC noted that the building is used for a wide variety of functions that benefit the public, its windows bear no religious images, and the CPA funds would not benefit a specific religious function.

Motion was made by James Tenaglia and seconded by Terry Duenas to recommend to the Town Council the request of the Unitarian Church of Barnstable for CP Historic Preservation funds up to \$134,281, subject to the approval of the Town Attorney's Office regarding eligibility of specific items. Motion carried with a unanimous vote.

Correspondence Received:

The CPC Chairman acknowledged receipt of the following:

- Letter of appreciation from the Centerville Historical Museum President
- Community Preservation Coalition Annual Membership Dues Notice for 2019
- Community Preservation Fund Reports prepared by Mark Milne, Director of Finance.

Updates/Discussion:

- The Committee discussed payment of the Community Preservation Coalition Annual Membership Dues of \$7,900 for 2019 and agreed that continued membership was worthwhile:

Motion was made by Laura Shufelt and seconded by Deborah Converse to continue membership in the Community Preservation Coalition with payment of the 2019 dues in the amount of \$7,900. Motion carried with a unanimous vote.

- Fred LaSelva announced that this would be his last CPC meeting, since he is leaving the Planning Board, which he represents on CPC. CPC members expressed disappointment and thanked him for his service.
- Katherine Garofoli volunteered to appear on Channel 18 on behalf of CPC, and Deborah Converse offered to help.
- It was also suggested that CPC reach out to the village Civic Associations, after first contacting the associated Town Councilor(s).

Public Comment:

None.

Adjournment

A motion made by Terry Duenas and seconded by James Tenaglia to adjourn passed unanimously, and the meeting adjourned at 6:04 p.m.

Next Regularly Scheduled CPC Meeting – March 18, 2019

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

- Exhibit #1 – Draft CPC Meeting Minutes – December 17, 2018
- Exhibit #2 – Draft CPC Meeting Minutes – January 28, 2019.
- Exhibit #3 – CPC Application – Orenda Wildlife Land Trust – Great Marsh Rd. Centerville
- Exhibit #4 – Caplin Case Guidelines from the Town Attorney's Office – 11/25/18
- Exhibit #5 – Letter from Centerville Historical Museum President
- Exhibit #6 – Community Preservation Coalition Annual Membership Dues Notice – 2019
- Exhibit #7 – Community Preservation Fund Reports prepared by Mark Milne
- Exhibit #8 – PowerPoint – Orenda Wildlife Land Trust – Great Marsh Rd. Acquisition

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**