



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE

www.town.barnstable.ma.us/CommunityPreservation
 Email: CommunityPreservationCommittee@town.barnstable.ma.us



Committee Members

Lindsey B. Counsell – Chair * Tom Lee – Vice Chair * Marilyn Fifield – Historical Commission * Terry Duenas – At Large * Katherine Garofoli – At Large
 Vacant – Planning Board * Tom Lee – Conservation Commission * James Tenaglia – Recreation Commission * Deborah Converse –
 Britt Beedenbender – Town Council Liaison

7:00 PM 4:00
BARNSTABLE TOWN CLERK

Monday, December 16, 2019
Regular Public Hearing APPROVED Minutes
367 Main Street, Hyannis, MA – James H. Crocker, Jr. Hearing Room
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Absent
Terry Duenas	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present
James Tenaglia	Present
Deborah Converse	Present
Britt Beedenbender, TC Liaison for CPC	Present

Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and 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 Tom Lee, to approve the September 16, 2019, meeting minutes as submitted passed unanimously.

The motion of James Tenaglia, seconded by Tom Lee, to approve the November 18, 2019, meeting minutes as submitted passed unanimously, with James Tenaglia and Terry Duenas abstaining.

Letters of Intent

Letter of Intent submitted by Mr. Jake Dewey seeking \$200,000 in Community Preservation Housing funds for the creation of 2 affordable residential rental apartment units (\$100,000 each) within a 9-apartment-unit redevelopment project called “Mid-Point Apartments” located at 560 West Main Street, Hyannis.

Mr. Jake Dewey presented the Letter of Intent to acquire a motel and redevelop it into 9 300-s.f. apartment units, saying the proposal has received approval in site plan review. Mr. Dewey indicated that 2 of the studio apartments will be deed-restricted as affordable rental housing, and he reminded that rental housing is a top priority of the Town and the

Town Council's strategic plan. He noted that the location is convenient to downtown and transportation. Arden Cadrin, Town of Barnstable Housing Coordinator, was also present and explained that there is a need for a variety of housing and that all types are needed. Mr. Dewey referred to young professional people who might find a studio apartment affordable, although he said income limits for the affordable units had not yet been determined. Ms. Cadrin reminded that the project is a by-right development and the number of affordable units to be restricted is voluntary.

Motion was made by James Tenaglia and seconded by Tom Lee to move Mr. Dewey's Letter of Intent for \$200,000 in Community Housing funds to the full Application stage. Motion passed unanimously.

Letter of Intent from YMCA Cape Cod requesting \$50,000 in Community Preservation Open Space/Recreation funds for creation of a playground, play areas, walkways, benches and plantings associated with a new YMCA Early Education Center proposed to be located on North Street in the Hyannis Village Marketplace, Hyannis. Postponed to January 27, 2020.

Letter of Intent from Tales of Cape Cod, Inc., requesting \$273,000 in Community Preservation Historic Preservation funds for installation of reinforced footings; repointing interior and exterior fieldstone foundation walls; augmenting 1st floor framing; and installation of drains around the sidewalls for the Olde Colonial Courthouse, 3046 Main Street, Barnstable Village.

Mr. Gene Guill and Mr. Gary Ellis of the Tales of Cape Cod Board of Directors provided a brief history of the property. The c.1763 building served as the courthouse for Barnstable County before becoming a Baptist church in 1905 when the ell was added along with a bell tower. Mr. Guill explained that when Tales of Cape Cod acquired the building in 1972, they made a commitment to restore the building from top to bottom and, with Mass. Historical Commission and Barnstable CPA funds, this work was done in June 2019. Subsequently, a structural engineer found the interior in need of work and reported the building in fair condition, with the exception of the 1st floor framing. The engineer recommended augmenting the 1st floor framing, and the building cannot be used until this work is complete. Mr. Guill said that this would mean that the building would be closed to the 30-40 events held there each year. Work needed was identified as installation of a new support beam, sistering existing floor joists, repointing of interior and exterior foundation walls and installation of a vapor barrier. Mr. Guill noted that the floor is sagging because the balcony was not supported from below when it was added. Additionally, he said, pest damage was identified. He added that they propose to start addressing these issues in the spring and finish during the summer, with Tales of Cape Cod programs scheduled from May through October. He said Tales of Cape Cod will contribute \$30,000, and a total of \$70,000 has been sought from a State emergency fund. Mr. Guill said that Tales of Cape Cod is asking CPC to underwrite the project for \$273,000 while they work on applications to the other groups.

Mr. Ellis stated that the 2015 historic structure report listed the roof replacement as the primary starting point, and this would be phase II. Mr. Guill said that timeliness is critical, as this is now an emergency, and they are considering possible use of St. Mary's meeting space. CPC members inquired about a maintenance plan, how the powder post beetle problem would be solved and where the funds would come from moving forward.

Mr. Guill said that the best way to maintain the building is to increase its income-producing uses while raising money from membership and programs, but he said that this project is beyond what Tales can do on their own. He cited their annual appeal letter, saying they need a bona fide capital campaign and reminding of their good track record of raising money from other grants, noting the State's appreciation for the building. CPC members expressed concern that the initial report is not complete and that more problems might be found once the building is opened up, including code issues. Mr. Guill explained that they are working from the 2015 structures report which did not pick up the 1st floor structural problem, and he added that bathrooms will also need to be included now. CPC members agreed that more information is needed to look at the long-term viability of the building. Mr. Ellis said that they got funding from Mass. Cultural Council for a long-term plan which will be shared.

Upon inquiry by CPC members, \$2 million was indicated as the total cost to make the Tales of CC building a viable community center. Councilor Beedenbender advised that a capital campaign needs some angels in the community to provide 50%, and a really solid fundraising plan would need to be included with the CPC Application. Tom Lee inquired if the building commissioner would agree with the architect regarding the building code and the need for variances, and it was agreed that Tales of CC would consult with their architect.

Motion was made by Deb Converse and seconded by Katherine Garofoli to move Tales of Cape Cod's Letter of Intent to the full Application stage. Motion passed with a unanimous vote.

Letter of Intent from Mr. Mark S. Wirtanen, owner of a 15.96 acre property located at 28 Falcon Road, West Barnstable, for \$375,000 in Community Preservation Open Space funds for acquisition and preservation of the parcel as open space.

Chair Counsell recused himself from review of this project. Mr. Wirtanen explained that when this parcel was purchased, there was no conservation land abutting the property. He provided a handout regarding the location of a native Indian trail in West Barnstable, adding that this parcel contains the only section of the original trail that has not been relocated. A letter of support from Barnstable Land Trust was highlighted, and CPC members indicated that they are used to seeing partnerships with nonprofit land trusts for acquisition of open space or CRs. Mr. Lee explained that a partnership is needed so the other entity can hold the Conservation Restriction and, further, the Town of Barnstable does not inspect open space anymore, although BLT does. Additionally, he said, BLT will provide guidance. The source of the asking price was questioned, and it was agreed that an appraisal would need to be a part of the process.

Motion was made by Katherine Garofoli and seconded by Tom Lee to move Mr. Wirtanen's Letter of Intent to the Application stage with Barnstable Land Trust as a partner. Motion passed with a unanimous vote.

Applications

None received.

Correspondence

Chair Counsell noted receipt of the following correspondence:

- CP Fund Appropriations - Report by Mark Milne, Director of Finance, dated June 30, 2019.
- Letter of appreciation from Ms. Pamela Brown, Project Coordinator, The Federated Church of Hyannis.
- Existing Historic Structure Conditions Assessment Report, Olde Colonial Courthouse, dated October 11, 2019, prepared by Coastal Engineering Company, Inc., Orleans, MA.

Updates

Chair Counsell shared the following project updates:

- Unitarian Church of Barnstable Application received approval on November 21, 2019. Chair Counsell will inspect the CP-funded work.
- Barnstable/West Barnstable Playground Committee withdrew their Application
- Cape Cod Horticultural Society will return in Spring 2020 with a Letter of Intent.
- Both the Affordable Housing Growth & Development Trust and West Barnstable Community Building windows projects are scheduled for a 1st read December 19, 2019.
- Cape Playhouse, Dennis, received approval from the Dennis Community Preservation Committee for Historic Preservation funds and will be returning to Barnstable CPC in February with an Application.
- St. Mary's Episcopal Church - Historic Preservation Restriction is with the State for approval.

Member Discussion:

- 2020 Community Preservation Committee Schedule
Motion was made by Terry Duenas and seconded by James Tenaglia to approve the 2020 Community Preservation Committee Schedule. Motion passed unanimously.
- Historic project review process.
Continue to work on requirements and priorities for historic projects for the handbook.
- 2020 CPA Draft Plan and Handbook Updates.
Needed for Annual Meeting January 27, 2020.
May need Town Council input to set priorities.

Adjournment

A motion by Tom Lee, seconded by James Tenaglia, to adjourn passed unanimously, and the meeting was adjourned at 6:44 p.m.

Next Regularly Scheduled CPC Meeting – January 27, 2020

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

- Exhibit 1 – Draft CPC Meeting Minutes from September 16, 2019
- Exhibit 2 – Draft CPC Meeting Minutes from November 18, 2019.
- Exhibit 3 – Letter of Intent – Mr. Jake Dewey – 560 West Main Street, Hyannis.
- Exhibit 4 – Letter of Intent – YMCA Cape Cod – Hyannis Village Marketplace, Hyannis
- Exhibit 5 – Letter of Intent & Supporting Documents – Tales of Cape Cod – Olde Colonial Courthouse
- Exhibit 6 – Letter of Intent – Mr. Mark Wirtanen – 28 Falcon Road, West Barnstable
- Exhibit 7- E-mail of support from Barnstable Land Trust re: 28 Falcon Road, WB
- Exhibit 8 – Community Preservation Fund Appropriations from beginning to 6/30/19.
- Exhibit 9 – Letter of Appreciation from The Federated Church of Hyannis
- Exhibit 10 – Draft 2020 CPC Meeting Schedule
- Exhibit 11 – Hand out “Location of Native Indian Trail in West Barnstable, Massachusetts”, The Barnstable Historical Society January 2000 Newsletter.

Respectfully submitted,
Ellen M. Swiniarski
Community Preservation Committee Assistant
and 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**