



The Town of Barnstable

Community Preservation Committee
367 Main Street, Hyannis, MA 02601
Office: 508-862-4678 Fax 508-862-4782

Lindsey Counsell, Chair
Laura Shufelt, Vice Chair

Sue Rohrbach, Clerk
Theresa M. Santos, Administrative Assistant
Alisha Parker, Project Coordinator

MINUTES October 21, 2008

Meeting called to order at 5:00pm

In Attendance: Lindsey Counsell, Tom Lee, Laura Shufelt, Terry Duenas, Marilyn Fifield, Sue Rohrbach, Paula Schnepf, Janet Joakim

Motion duly made by Marilyn Fifield, seconded by Tom Lee to approve the minutes of October 21, 2008

Vote: So voted unanimously

Presentations

Mark Milne – Finance

Presented and reviewed the summary of the CPC funds financial position status as of the most recent year end for fiscal year 2008; copy submitted into record

- Highlights: Match is based on what was billed
Clarification on what can and cannot be rolled over
Historical Consultant was allocated in the fiscal year 2009 budget

Public Comment *(please limit comments to three (3) minutes) - none*

Correspondence

Letters of support Received – *none*

Letters of opposition – *none*

Letters of Interest

- Growth Management – Housing Consultant – *Housing*
Many changes within the past five years; appropriate to update plan while it is fairly current
Regulations have changed for 40B's; the goal is now ½%; accounts for @102 units per year

Motion duly made to move the Growth Management Department for a Housing Consultant Letter of Intent to the application process by Terry Duenas, seconded by Laura Shufelt

Vote: So voted unanimously

- LaMminen 0 & 5 Bay Lane - *Open Space*
No appraisal has been done yet; assessment is high
Clarification required as to whether or not the sand rights and right of way's are included; this needs to be included in the application
Site visit and appraisal needed

Motion duly made to move the Laminen #0 and #5 Bay Lane Open Space Letter of Intent move to the application process, and include a site visit and appraisal by Laura Shufelt, seconded by Terry Duenas

Vote: So voted unanimously

- Osterville Baptist Church for Osterville Bay School – *Historic* – withdrawn
Update provided by Terry Duenas: After speaking with David Anthony, a second RFP is going out for the Osterville Bay School
- Cahoon Museum – *Historic*
Three part proposal: windows, historic stenciling, and handicapped accessibility
Represented by Robert Gambone
 - * windows are not more than \$50k
 - * stencil repair at \$30k needs further review – does not believe this is a frivolous item; not many examples of late 18th / early 19th century art is available
 - * the request for the handicapped entrance stairway will allow more appropriate access and ensure preservation of the stencilingBarnstable Historical Commission has not submitted a formal letter of support yet, but is in favor of preserving the stenciling according to Marilyn Fifield
Stencil restoration may not be a priority
Sue Rohrbach requests more detailed information to be provided in the application

Motion duly made to move the Cahoon Museum of American Art Letter of Intent to the application process with the specific request for more detailed information by Sue Rohrbach, seconded by Laura Shufelt

Vote: So voted unanimously

- Barnstable Land Trust – Galloway Conservation Project – *Open Space*
Confirmed site is 3.5 acres off Old Post Road
10% of the acquisition price is being requested

Motion duly made to move the Barnstable Land Trust – Galloway Conservation Project for Open Space Letter of Intent to the application process by Tom Lee, seconded by Sue Rohrbach

Vote: So voted unanimously

- Robert Pogorelc – West Barnstable Brick Factory (*historic / housing / open space*)
Multi-phase project

Motion duly made to move the Robert Pogorelc-West Barnstable Brick Factory Letter of Intent to the application process with a site visit by Laura Shufelt, seconded by Sue Rohrbach

Vote: So voted unanimously

Mr. Marty Reilly, representing the applicants expresses thanks for consideration of offer and moving it to the next process

- Sturgis Library – *Historic*

Motion duly made to approve the Sturgis Library Letter of Intent to the application process including assessment / executive summary by Laura Shufelt, seconded by Tom Lee

Vote: So voted unanimously

- Growth Management – 864 Mary Dunn Road (Cobb Trust) - *Open Space*

Asking price is appraised price

Motion duly made to approve the Growth Management Department Letter of Intent for 864 Mary Dunn Road be moved to the application process by Laura Shufelt, seconded by Tom Lee

Discussion:

1.2 acre parcel on Israel Pond is ideal property

Needs to be preserved

Not a conservation restriction – will be outright purchase to protect

Vote: So voted unanimously

- **Miscellaneous**

- * Schedule of payments / cash flow analysis shows Land Bank debt pay-down

- * Civil Action decision regarding City of Newton / CPA / Taxpayers lawsuit submitted into record

- Note: Recent legislation filed in the last session to amend the decision

- Should be reviewed – Chair requests for Theresa to obtain copies when they become available (@ February '09) and distribute to CPC members

- * Correspondence from The Trust for Public Land received; distributed to both CPC and LAP committee members; please note that the awarded funds from the MTBE Settlement will aid in the upgrade / maintenance / repairs of equipment and facilities.

General Discussion

- **Committee Reports**

- a. Branding Committee – Paula Schnepf to provide update at Decembers meeting

- b. Historic Consultant, Jim Hadley to present to CPC at Decembers meeting

- * Paine Black House not as bad as presumed

- * Some repairs are not related to CPA capabilities

- * Whole new roof is not needed

- c. Map updates – single map has been completed – available for review

- **Site visits**

- Will take place on Saturday, December 6th

- Theresa to set schedule and forward all information to CPC members

- Barnstable Land Trust – Galloway

- #0 & #5 Bay Lane – Laminen property

- West Barnstable Brick Factory – Pogorelc

- Cahoon Museum

- Sturgis Library

Closing Public Comment (please limit comments to three (3) minutes) - none

Motion duly made by Laura Shufelt, seconded by Sue Rohrbach to adjourn Meeting adjourned at 5:43pm

Respectfully submitted

Theresa M. Santos

Administrative Assistant