



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 December 16, 2008

Meeting called to order at 5:01pm

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

Minutes of November 17th and Site Visit minutes of December 6th, 2008

Motion duly made by Terry Duenas, seconded by Tom Lee to approve the minutes of both November 17th and December 6th, 2008 as amended

Vote: So voted unanimously

Updates:

Jim Hadley – Hadley Crow Associates

- Project review and update provided
- Paine Black House: major leak will be rectified with roof repairs; building will need additional work/ shingle replacement is a direct need; sill repair better clarified during shingle replacement; crawl space not thoroughly explored; grading issues exist here as well and will need to be addressed – possibly by moving and / or adding shrubbery in a different location
- Railroad Station: Against recommendation of new floor request – too many changes to the building would be necessary; recommends floor be brought back to original concrete; believes some asbestos containing material tiles and probably adhesive - when replacement is necessary an appropriate abatement contractor is recommended and required to address this; Terry Duenas inquired as to whether any precedent existed on a historical basis regarding the floor – answer is not on any existing plans; Margaret Chase's report did recommend keeping the tiles and patching from a less visible location.
- Liberty Hall: Report submitted to CPC Chair – not yet reviewed; priorities are outlined and clear – identifying windows, trim and shingle replacement; request for clarification as to whether or not an analysis of the building and its needs is applicable under CPA – answer is yes; fire alarm installation is a high priority; estimated cost of plan @\$15,000; Hadley suggested LHC submit costs to CPC for requested work to be done.
- Hyannis Public Library: next on the list; Mr. Hadley will make contact and schedule
- Mr. Hadley will send a set of standards from the Secretary of the Interior on Paint Removal for historic buildings to Theresa – to be added to the website
- Mr. Hadley (at Chair's request) updates CPC members regarding restoration / preservation of historic windows: Old sashes would need to be repaired – protected by appropriate storm windows; Mr. Hadley has recommendations for appropriate suppliers

Alisha Parker – Growth Management

- Projects already approved and going forward reviewed and update provided
- Pleasant Street Park: lighting installation pending but in process; signage installation required by funding provider; landscaping transplanted from site of Chili's – modified for appropriate drainage
- Chili's: Demolition issues addressed (asbestos); temporary split rail fencing installed; next phase will be additional landscaping and irrigation – to take place next Spring; Wendy's is leasing @5-7 spaces monthly and will be included in the timeline of Chili's landscaping
- Cobb Trust Conservation Restriction: Currently pending state approval; once approved will be recorded during the closing; on target
- Marstons Mills Public Library: Payment
- Historic Preservation Inventory and Plan: Grant award of \$70k; project in process; contract awarded to TTL Architects
- Town Owned buildings: In contact with John Juros, RFP is out; looking to see contract awarded in January of 2009
- HAC Lombard and YMCA: Second installment ready for disbursement; already received approval from TOB Building Commissioner
- CACCI: Agreement signed; some items being addressed in conjunction with TOB Legal Department
- Master Facilities Plan: Project on track – in the management and design phase
- HAC Homeownership Purchase Program: 1st house identified in Marstons Mills

Discussion:

- Clarification on historical work being done by the TOB – the inventory update will serve as a foundation for the report on all historic properties within the town
- Inquiry as to whether the historic consultant, Mr. Hadley would be able to submit a proposal for the RFP– answer is yes if he chooses to do so

Application Presentations:

Cobb Trust / Mary Dunn Road

Presentation and review provided by Alisha Parker, Growth Management Department

- Assessed and appraised value of both parcels reviewed
- Best use for both parcels identified by appraiser as open space
- Agreed purchase price of \$46,600 inclusive of legal fees and closing costs
- Parcels will further protect water supply
- Once purchase is complete – the funds go into Cobb Trust, which in turn benefits school children in the community

Housing Consultant – Growth Management Department

- Review provided by JoAnne Miller-Buntich, Interim Director of Growth Management
- Plan requires state certification; certification update is due in March of 2009

Correspondence:

- Letter of Interest received from Growth Management Department, seeking funding for a consultant to update the Open Space and Recreation Plan
- Project update letter received from Eben L. Johnson, regarding Historic Archives transcription; project on target and proceeding nicely
- Letter of support received from Land Acquisition and Preservation Committee in support of Cobb Trust properties purchase.
- Growth Management – Consultant to update the Open Space and Recreation Plan

Miscellaneous:

Closing Public Comment *(please limit comments to three (3) minutes)*

David Curtis, Liberty Hall Club

- Pleased with historic consultant
- Supportive of suggestions
- Concerns surrounding historic restriction, however; board members are actively involved and confident all aspects will be worked out
- Board members have expressed strong desire to see contracted items be awarded locally (on Cape)
- Concerned that all aspects requested by CPC may not be completed in the CPC timeline; Chair stated that updates would be appreciated and can be worked with and project may need to be done in phases, recommends that project come back with a distinct 'phase one'
- Mr. Curtis stated that the analysis would cost between \$15 and \$20k

***Motion duly made by Terry Duenas, seconded by Tom Lee to adjourn
Meeting adjourned at 6:10pm***

*Respectfully submitted
Theresa M. Santos
Administrative Assistant*

APPROVED