



# Town of Barnstable

## Community Preservation Committee

[www.town.barnstable.ma.us/growthmanagement/PropertyManagement/CommunityPreservation](http://www.town.barnstable.ma.us/growthmanagement/PropertyManagement/CommunityPreservation)

Lindsey Counsell, Chair  
Laura Shufelt, Vice Chair

Marilyn Fifield, Clerk  
Alisha Parker, Project Coordinator

Monday, August 26, 2013

**Public Hearing APPROVED MINUTES**

Town Council Hearing Room at 367 Main Street, Hyannis at 5:30 pm  
Meeting called to order at 5:32 pm

**Members Present:** Lindsey B. Counsell, Richard Sawyer, Tom Lee, Terry Duenas, Marilyn Fifield, Paula Schnepf, Sue Rohrbach, Laura Shufelt and Paul R. Curley

Chair Counsell reads into record before calling meeting to order; "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 members of the public are taping the meeting.

**Minutes:** Motion duly made by Paula Schnepf, seconded by Richard Sawyer, to approve the minutes of the Regular Public Hearing held on Monday, June 24, 2013, as submitted. (Exhibit #1)

**Vote:** Aye: Counsell, Lee, Curley, Schnepf, Rohrbach, Sawyer, Fifield, Schnepf **Absent:** Shufelt

**Correspondence:**

Ginger Lane Wall Raising Photos – Housing, submitted by Vicki Goldsmith, Habitat for Humanity Representative. (Exhibit #2)

**Presentation:**

**McManus Land Bank Property Presentation (Exhibit #3)** – VHB Consultants, Jef Fasser and Kathleen Ogden, present the Committee with a brief presentation on the McManus Athletic Facility Design project that CPC funded in 2008. The presentation provides members with the project scope and the summary of the preferred plan. VHB reviewed the location of the site which is adjacent to the Hyannis Golf Club on Rte. 132 for existing conditions. Requirements of the proposal included shared access and parking areas with the Hyannis Golf Course and access to the site by the Barnstable Water Department. A variety of alternatives were reviewed by the Town and VHB. For example, different athletic fields were included in the plan (softball, baseball, and multi-use) along with other popular uses (play area, walking track, water feature, concessions, picnic area, tennis courts, and bocce). VHB developed conceptual design alternatives, a preferred plan, estimated costs, phasing options and a final presentation. VHB also used a phasing approach for construction in the proposal. The improvements would begin in the rear of the lot, at the center of the lot and finally the lot closest to the entrance (south west portion) would be completed. Estimated construction costs are; Phase I \$5M, Phase II \$3.6M and Phase III \$7.8M. Total estimated cost for the preferred plan is \$24M. This proposal didn't move forward because the Town is focusing on existing facilities that are now eligible for CPA funds through the recreation program. However; this plan shows the potential uses on this lot and is a valuable resource for future planning. An emergency exit may be necessary for this site as there is only one shared entrance and exit at this time. This large expense would be funded by bonds, public and private partnerships. Each field proposes bleachers that would accommodate accordingly. Sawyer suggests that the Committee should approach the Recreation Commission to further this project.

**Letter(s) of Intent:**

**Tales of Cape Cod, Historic – Historic Consultant, Jim Hadley** – Jim Hadley provided the Committee with a preliminary report (Exhibit #4) of the structural assessment of the Olde Colonial Courthouse. The report is not complete at this time as there are other assessments that are required in order to fully evaluate the structure. Mr. Hadley suggests that a structural survey be funded based on the severe leaking issues from the roof. It would cost approximately \$2,500-\$3,000 to finish the survey. Pending a decision by the Committee to move forward with the survey by Structures North, the final report could take another month or so in order to assemble a team of consultants to complete the work. The heating system is a mixture of baseboard heat and heat pumps – these are mostly for the ac of the main space. With the combo of heat and ac, there is condensation in the walls. Thermal work can be done when it is cold

367 Main Street, Hyannis, MA 02601 (o) 508-862-4749 (f) 508-862-4782

Email: [CommunityPreservationCommittee@town.barnstable.ma.us](mailto:CommunityPreservationCommittee@town.barnstable.ma.us)

**All exhibits can be reviewed in the Growth Management Department**

(December). Fifield, states that this is one of two Colonial Courthouses in the nation, so is an important structure that should be protected. The Committee collectively agreed to fund the additional survey in order to complete the project. Hadley will put together a program of all the costs for the different studies necessary for the structure and the committee can vote on what they would like to support during the September meeting. Joe Berlandi thanks the Committee for having Mr. Hadley work on the structure. **Marstons Mills Library, Historic – Request (*Exhibit #5*) to move forward with the door replacement on the front of the library. Motion made by Tom Lee, seconded by Paul Curley, to replace the door. Rohrbach states that the Committee should determine the policy on these types of situations where it is considered a major or minor update for future requests. Counsell states that it may be case by case. Vote: Aye - unanimous**

**General Discussion:**

- Town Council Workshop Update – minutes are not posted on the website to date, but the video is available. It was a great workshop with the Council.
- Osterville Bay Field Community Meeting Announcement (*Exhibit #6*) – Osterville Village Library at 7pm-9pm Tonight.

**Closing Public Comment:** None

**Adjournment:** Moved by Richard Sawyer and seconded by Tom Lee at 6:22 pm. Vote: Aye - unanimous

*Next Regularly Scheduled CPC Public Hearing – Monday September 23, 2013*

**Exhibits:** *Minutes Regular Meeting June 24th (*Exhibit #1*), Ginger Lane Wall Raising Photos (*Exhibit #2*), McManus Land Bank Property Presentation (*Exhibit #3*), Tales of Cape Cod, Historic preliminary report (*Exhibit #4*), Marstons Mills Library Request (*Exhibit #5*), Osterville Bay Field Community Meeting Announcement (*Exhibit #6*).*