



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 • Sue Rohrbach – At Large
Paul R. Curley – Planning Board • Tom Lee – Conservation Commission • Richard Sawyer – Recreation Commission • Deborah Converse – Housing Authority
Will Crocker – Town Council Liaison

Monday, July 28, 2014
Public Hearing – Draft Minutes
367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room
5:30 PM

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|---------------------------------------|---------|
| Lindsey Counsell – Chair | Present |
| Laura Shufelt – Vice Chair | Present |
| Marilyn Fifield – Clerk | Present |
| Paul Curley | Present |
| Terry Duenas | Present |
| Tom Lee | Present |
| Sue Rohrbach | Present |
| Richard Sawyer | Present |
| Deborah Converse | Present |
| William Crocker, Town Council Liaison | Present |

Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm. Chair Counsell then read into record: "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 were taping the meeting.

New Business

Motion duly made by Laura Shufelt, seconded by Marilyn Fifield, to approve the minutes of the June 23, 2014 Annual Meeting and the June 23, 2014 Regular Public Hearing Meeting. Voted to approve. Deborah Converse abstained.

Letters of Intent

None received

Correspondence

None received

Applications/Presentations

Application from Mr. Ryan Richardson for open space acquisition of 3.77 acres (map/parcel 190 068) off Old Stage Road, Centerville

Mr. Richardson stated that he acquired this land when he bought his home about a year and a half ago. He realized that the town owned parcels surrounding this one (map/parcel 190/068) and that the town is looking to preserve this area. After touring the area with Lindsey Counsell, they discovered drain lines that he assumes are coming from Old Stage Road and believes that the DPW is in the process of reviewing that. Chair Counsell suggested that Mr. Richardson find out if there is an easement in his deed for the drainage lines.

Chair Counsell stated that the Town had purchased the Andrews property which is adjacent to this one and attempted to purchase it from the owner at the time as it completes the open space parcel. He also stated that the appraisal is not yet complete but should be by the next CPC meeting.

Chair Counsell and Mr. Richardson will meet again once the appraisal is complete.

Application from Barnstable Little League for \$100,000 for construction of a proposed Barnstable Little League Baseball Field at 165 Bearse's Way, Hyannis

Michael Clark, Vice President of the Barnstable Little League, provided a PowerPoint presentation on the use of the current field and the need for a second field at this location. Mr. Clark stated that Mark Thompson of the Lyndon Lorusso Foundation has contributed \$50,000 to the project and also has hired a civil engineer, Mr. Ed Pesce of Pesce Engineering and Associates. He also stated that the School Committee unanimously supports the project and that it has received approval of the Site Plan Review Committee.

Mr. Pesce explained that the project is in two phases. With the support of the CPC, Phase 1 gets a field on the ground. With additional funding, Phase 2 will consist of lighting, electrical service, press box and storage facility.

In response to questions from Board members:

- Dugouts are part of Phase 1
- There are currently three playing fields (Bay Lane, West Villages Elementary School on Osterville/West Barnstable Road and this one). Bay Lane and West Villages are in need of repair; however, the Bearse's Way fields would be where play is centralized until the other fields can be repaired.
- Two adjacent fields attract tournament play and generate revenue.
- Barnstable Little League will maintain the field.
- Field will be irrigated.
- 450 children are enrolled in the program; the addition of a field will help to expand that number to a more regional program.
- Other fields are playable and up to safety standards.
- The BLL will seek bids from qualified applicants as well as in-kind donations. BLL is confident that the \$175,000 budget is adequate.
- Target date to be complete is spring of 2015; BLL is confident that if funds are available in October they will be able to get sod in the ground and be ready on schedule.

A motion was duly made by Richard Sawyer that the Community Preservation Committee approve the request of the Barnstable Little League for \$100,000 from Open Space and Recreation funds for the construction of a baseball field at 165 Bearse's Way, Hyannis and recommend the request be referred to the Town Council. Seconded by Terry Duenas. So voted unanimously to approve

Application from the Barnstable Land Trust for \$225,000 for the "Keep Lowell Park Green!" project

Jaci Barton of the BLT presented a PowerPoint presentation on the proposed purchase of 19 acres of land by the BLT that surround the park. Ms. Barton explained that the park is owned by the town of Barnstable and is maintained by Cotuit Athletic Association. Lowell Park is partially on these 19 acres. Ms. Barton stated that Lowell Park is at the southern end of an 800 acre green belt that the town and the BLT have worked to protect.

Ms. Barton explained that the town owns about 5 1/4 acres and the BLT is proposing to sell to the Town land surrounding the field in order to protect the as-built field. The agreement with the Lowell family who owns the land is the BLT must come up with funds to purchase the entire 19 acres in order to secure the three acres that would be transferred to the Town. The three acres would be unencumbered and the remaining 16 acres would be encumbered by a conservation restriction. The \$225,000 requested from the CPC is to purchase a conservation restriction for the 16 acres which will be jointly held with the Cotuit Water District.

Deadline is December of 2014. \$630,000 still needs to be raised once the CPC approves this funding request.

In response to a question from Deborah Converse, Ms. Barton further explained that the land that surrounds the as-built park needs to come to the Town unencumbered from state funds or CPC funds. The deed restriction from the Lowell family, however, is that there is to be no lighting on the three acres nor could the parking lot be lit if it were to be expanded. Ms. Barton stated that the two-fold strategy is to set aside the three acres around Lowell Park so that recreationally it can be used and that the 16 acres would be conservation land owned by the BLT with a joint conservation restriction held by the Town and the Cotuit Water District.

Chair Counsell advised Ms. Barton that the CPC will need a copy of the Conservation Restriction prior to voting on this request and that it would need to be reviewed by the Legal Department and the Land Acquisition and Preservation Committee.

This matter will be continued to the August 25, 2014 meeting.

Application from the Town of Barnstable Recreation Division for \$71, 911 for renovation of the skate park and basketball courts at the Barnstable Community Horace Mann Public Charter School (BCHMPCS)

Patti Machado, Director of Leisure Services, and Melanie Mimmo, Program Coordinator, were present to bring the application forward. Ms. Machado presented the following details:

- Skate board park was built in 1999
- Most ramps could not be salvaged for this summer; consequently could not open this summer
- The renovation of the skate park is a top ten priority of the Recreation Committee after their town wide evaluation of the Town's recreational sites
- Lightly used equipment was purchased from Bass River Sports World for \$20,000
- No charge to use the facility
- Mentoring and supervision are present at the facility
- Asking CPC for funds for the two skate bowls
- Next door are two basketball courts that are heavily used and need to be resurfaced as well as in need of hoops
- Estimated between 60-80 children use the skate park per day

A motion was duly made by Terry Duenas that the Community Preservation Committee approve the request of the Recreation Division of \$71,911 from Open Space and Recreation funds for the renovation of the skate park and resurfacing of the BCHMPCS basketball court and recommend the request be referred to the Town Council. Seconded by Richard Sawyer. So voted unanimously to approve.

General Discussion

There was discussion on some of the older continuing appropriations that had funding balances:

- 2008-022 – Mills Property Acquisition – Just went through the Article 97 transfer through the Legislature. Closing with the Town of Mashpee will be scheduled.
- 2008-112 – Cobb Trust – 755 Independence Drive – Legal issues to work out with the trust regarding 755 Independence Drive. Closing will be scheduled shortly.
- 2012-111 – Old Town Hall – Project just getting underway.
- 2007-008 – Affordable Housing Program – Money set aside to write down the cost in the event an old affordable home goes to resale and appraised value has made it unavailable.
- 2009-024 – HAC Home Ownership Program – Laura Shufelt is working on a plan to transfer those funds to a down payment closing cost assistance program.
- 2013-072 – Affordable Accessory Housing – Project is up and running.
- 2013-130 – Cahoon Museum – Currently in process of renovations.

- 2014-030 – Long Beach Road acquisition – Pending outcome of court case

Closing Public Comment

None

Adjournment

Motion duly made by Richard Sawyer, seconded by Tom Lee, to adjourn. Meeting adjourned at 6:48 pm.

Next Regularly Scheduled CPC Meeting – August 25, 2014

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

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| <i>Exhibit #1</i> | <i>Draft minutes – annual meeting – 6/23/14</i> |
| <i>Exhibit #2</i> | <i>Draft minutes – regular public hearing – 6/23/14</i> |
| <i>Exhibit #3</i> | <i>Application – Richardson - 505 Old Stage Rd Centerville</i> |
| <i>Exhibit #4</i> | <i>Google map – 505 Old Stage Rd Centerville</i> |
| <i>Exhibit #5</i> | <i>Application – Barnstable Little League Baseball Park</i> |
| <i>Exhibit #6</i> | <i>Application – Barnstable Land Trust – Keep Lowell Park Green!</i> |
| <i>Exhibit #7</i> | <i>Application – Recreation Division – Skate Park and Basketball Courts</i> |
| <i>Exhibit #8</i> | <i>CPA Funding Status – 7/23/14</i> |

Respectfully submitted,

Marjorie Watson
Administrative Assistant
Community Preservation Committee

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