



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
 Stephen Helman – Planning Board • Tom Lee – Conservation Commission • Richard Sawyer – Recreation Commission • Deborah Converse – Housing Authority
 Will Crocker – Town Council Liaison

Monday, February 9, 2015
Regular Public Hearing – Approved Minutes
 367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room
5:30 PM

2015 FEB 9 PM 5:34

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Present
Marilyn Fifield – Clerk	Absent
Terry Duenas	Present
Stephen Helman	Present
Tom Lee	Present
Sue Rohrbach	Present
Richard Sawyer	Absent
Deborah Converse	Absent
William Crocker, Town Council Liaison	Absent

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 one present was recording the meeting.

Minutes

- A motion was made by Terry Duenas, seconded by Tom Lee, to approve the Community Preservation Committee minutes of December 15, 2014, as submitted. Voted unanimously to approve.

Old Business

Application and filing requirements for printed materials – Members agreed to eliminate the requirement for hard copies of the applications if the application is submitted electronically. The CPC Administrative Assistant will print hard copies for the CPC members.

CPA Financials – Schedule of continuing appropriations – Richard Sawyer had requested that the undesignated funds be included in the top right corner of the Schedule of Unreserved Fund Balances by Program. This has been completed.

CPA funds for title research for town wide ways to water – Chair Counsell said that he received an estimate from the Legal Department of between \$4,000-\$8,000 for hiring of an outside attorney for title research. This will include the 30 roads that lead to a body of water as well as other landing sites. The members agreed to fund this with CPA Administrative funds.

New Business

None

Letters of Intent

LOI from the Town Manager for \$215,515 for the second Phase 2 of the planning funds for the proposed extension of the Cape Cod Rail Trail – Chair Counsell stated a full presentation of the Phase 1 design and an outline of the request for Phase 2 will be scheduled for the next CPC meeting.

- A motion was made by Terry Duenas to move the Letter of Intent from the Town Manager in the amount of \$215,515 for the Phase 2 planning funds for the proposed extension of the Cape Cod Rail Trail to the full application process. Motion seconded by Tom Lee. Voted unanimously to approve.

LOI from the Town Manager for \$300,000 for the acquisition of 111 Prince Avenue, Marstons Mills – Chair Counsell said that this property is due north of the Prince Cove Marina and is under consideration for a small parking lot. An agreement has been made with the seller for the purchase price.

Laura Shufelt asked who would have control of the land. Chair Counsell responded that he was unsure. Ms. Shufelt also asked if it would be for stickered-only vehicles and who would enforce it. Chair Counsell stated it would most likely be enforced by Parking Enforcement. In response to further questions from Ms. Shufelt, Chair Counsell stated that the lot would most likely be gravel, not paved. Chair Counsell said a sidewalk would be required to connect to the Marina and those costs would need to be reviewed.

- A motion was made by Sue Rohrbach, seconded by Tom Lee, to move the Letter of Intent from the Town Manager in the amount of \$300,000 for the acquisition of 111 Prince Avenue, Marstons Mills, to the full application process. Voted to approve; Laura Shufelt abstained.

Applications/Presentations

Town of Barnstable DPW in the amount of \$226,781 for Old Town Hall Phase II renovation – Mark Marinaccio provided a brief summary of the history of the building and the work done to date. The funds being requested would continue the restoration/replacement of additional lintels, wood trim and cornice restoration, masonry cleaning and sealing.

Laura Shufelt asked why funds from the lease of the JFK Museum to the Town are not being used to maintain the building. A discussion developed regarding maintenance funds and schedules for this building as well as other CPA-funded Town-owned historic buildings. Mr. Marinaccio stated that funds for maintenance come from the standard Structures and Grounds budget. Ms. Shufelt suggested that the Committee ask if the DPW Director could come to a future meeting to discuss a preventative maintenance schedule for the six principal buildings that have been funded through CPA.

Discussion was deferred to later in the meeting.

Town of Barnstable in the amount of \$62,000 for funding modification for US Custom House renovation – Mark Marinaccio provided a brief history and summary of the restoration work done to date. Phase 2 renovations included removing non-historic paint, restoring the masonry, ornamental metal work and exterior doors, and restoring the granite steps. The granite steps were carried as Alternate #1. However, it was discovered that water was coming through the granite steps and pouring into the masonry and basement. The original budget had included CPA funding of \$224,659 with a possible reimbursement to CPA from a Massachusetts Historical grant of \$62,000. The funding modification request is to forego the \$62,000 reimbursement in order to complete the Alternate #1 repairs to the granite steps.

- A motion was made by Laura Shufelt to approve removing the condition that the grant be returned to the Community Preservation Fund in the amount of \$62,000. Seconded by Sue Rohrbach. Voted unanimously to approve.

Continued Old Town Hall Phase II – Discussion continued regarding getting a better understanding of the maintenance schedule for Community Preservation town projects and inviting the DPW Director and Finance Director to a future meeting to discuss.

- A motion was then made by Tom Lee to approve the funding of \$226,781 which is comprised of \$149,903 set aside for historic preservation and \$76,878 from undesignated funds for the repair of the Old Town Hall. Motion was seconded by Terry Duenas. Voted unanimously to approve.

Correspondence

None

General Discussion

Community Housing Subcommittee – Laura Shufelt said that at the last meeting holding a housing workshop was discussed, with non-profits and developers to be invited to talk about how the housing fund set-asides could be used. Holding the workshop during a regularly-scheduled CPC meeting was proposed.

Homeowner rehab was also discussed, but Ms. Shufelt said that it is not allowed under the Community Preservation Act.

Ms. Rohrbach stated that the workshop should be scheduled after the Housing Needs study is presented to the Town Council.

Closing Public Comment

None

Adjournment

A motion was made by Terry Duenas, seconded by Sue Rohrbach, to adjourn. Voted unanimously to adjourn at 6:20 pm.

Next Regularly Scheduled CPC Meeting – February 23, 2015

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

Exhibit #1	CPA Financials as of January 26, 2015
Exhibit #2	LOI for Cape Bikeway Extension Phase 2
Exhibit #3	LOI for acquisition of 111 Prince Avenue, Marstons Mills
Exhibit #4	Application for Phase II Preservation of Old Town Hall
Exhibit #5	Application for Phase II Preservation of US Custom House

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