



**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 * Katherine Garofoli – At Large
Fred LaSelva – Planning Board * Tom Lee – Conservation Commission * James Tenaglia – Recreation Commission * Deborah Converse – Housing Authority
Britt Beedenbender – Town Council Liaison

Monday, December 17, 2018
Regular Public Hearing APPROVED Minutes
367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room
5:30 PM

Lindsey Counsell – Chair	Present	19 MAR 26 APR 28
Laura Shufelt – Vice Chair	Absent	
Marilyn Fifield – Clerk	Present	
Terry Duenas	Present	
Tom Lee	Present	
Katherine Garofoli	Present	
James Tenaglia	Present	
Deborah Converse	Present	
Fred LaSelva	Present	
Britt Beedenbender	Absent	

BARNSTABLE
TOWN CLERK

Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and read: "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

The motion of Marilyn Fifield, seconded by Fred LaSelva, to accept the meeting minutes of November 26, 2018, as submitted passed unanimously, with Tom Lee abstaining.

Letters of Intent

- Letter of Intent from Orenda Wildlife Land Trust seeking \$290,000 in CPA Open Space/Recreation funds to purchase three buildable lots totaling 6.2 acres on Great Marsh Road, Centerville, as a portion of the \$500,000 asking price, with Orenda contributing \$170,000, plus \$40,000 in pledges from neighbors. Orenda proposes to retain ownership of the property, with a Conservation Restriction to the Town of Barnstable.

Ms. Theresa Barbo, Executive Director, and Ms. Elizabeth Lewis, Stewardship Chair, explained that "Orenda" means "protected place" in the language of indigenous people. They said the mission of Orenda is to preserve and protect open space for wildlife habitat, fresh air, and water quality in sanctuaries on Cape Cod and throughout Massachusetts, explaining that Orenda owns over 400 acres, including 300 on Cape

Cod. They added that Orenda is a member of the Compact of Cape Cod Conservation Trust, a partner of the Mashpee National Wildlife Refuge and a founding member of the Cape Cod Wildlife Collaborative. They narrated a PowerPoint presentation, noting that each of the 3 developable lots is over 2 acres, is located along a busy road, and would address the lack of open space in this area of Centerville. They also reported that there is an existing driveway and walking trail and room for parking on the property.

Describing the property as a forest with a canopy cover of hardwoods that includes oak, sugar maple, birch and beech trees, they said the intention is to preserve the six acres as wildlife habitat for the animals that shelter there, such as red foxes, cottontail rabbits, raccoons, squirrels, wild turkeys, opossums, otters and muskrats, Eastern chipmunks, turtles, frogs and toads, along with songbirds such as goldfinches, robins, woodpeckers, cardinals and chickadees, and pollinators including bees and butterflies. They detailed the request for \$290,000 in CPA Open Space/Recreation funds as representing a portion of the Diocese of Fall River's asking price of \$500,000, which is priced well below market value, considering each lot could be worth up to \$250,000. In answer to CPC inquiry, they said the Diocese presently has deeded rights through this property to access its lakefront property. They added that the Diocese has another way to access their property from Hayes Road and will not need the dirt driveway as access. CPC asked to ensure that Diocese rights to use the driveway will be discontinued with the acquisition.

Motion was made by Fred LaSelva and seconded by Katherine Garofoli to move Orenda Wildlife Land Trust's Letter of Intent for the acquisition of 3 buildable lots off Great Marsh Road, Centerville, to the Application stage. Motion carried with a unanimous vote.

Applications

- Application from Centerville Historical Museum located at 513 Main Street, Centerville, seeking \$30,000 in CPA Historic Preservation funds as a portion of the entire project cost to replace the roof of the main museum building and adjoining Tin Shop. The museum contains 17,000 irreplaceable historical artifacts that define the history of Centerville and surrounding communities.

Ms. Barbara Fahrenholz, Board President, along with Ms. Gail Vincent, Board Member/Volunteer Grant Writer, and Cynthia Vengroff, Volunteer Grant Writer were present, and Ms. Vengroff explained that the requested amount of \$38,840 represents the bids received in that range plus contributions of \$1,000 from Cape Cod 5 Cents Savings Bank and from Board members, volunteers and museum members. She said a Mass. Cultural Facilities grant application has been drafted to offset the costs of additional building repairs that were incurred by the deterioration of the roofs. She reminded that the building not only houses 17,000 irreplaceable artifacts, but is historic itself, and there is concern that the damage from the leaking roof will impact these artifacts. Ms. Vincent stated that \$10,000 has been committed and the museum has undertaken major renovations in the last 2 years, such as gutter and shutter replacement, brick and chimney work, with some work performed by volunteers. After brief discussion regarding the budget and the need for clarification, it was decided that an updated and more detailed budget would be presented at the January 28, 2019, CPC meeting.

Public Comment:

None.

Updates/Discussion:

Chairman Counsell reported that the following CPC-approved applications have been referred for Town Council scheduling and consideration:

- FORWARD.
- Seashore Homes, Inc.
- Proposed acquisition of 0 Bumps River Road, Marstons Mills

He also announced that CPC will meet on the 3rd Monday of each month in 2019, instead of the 4th Monday.

Regarding Housing, CPC noted that the Housing Committee has not yet received from the Town a list of Town-owned properties that they have requested. They also discussed the Marstons Mills school property that has been empty for 5 years, asking what studies may have been performed, if any. Chairman Counsell said that there is presently no plan for the property or work performed, although the Procurement Department would have the specs of the building when it went out to bid.

Adjournment

Fred LaSelva's motion to adjourn, seconded by Terry Duenas, passed unanimously, and the meeting adjourned at 6:17 p.m.

Next Regularly Scheduled CPC Meeting – January 28, 2019

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

- Exhibit #1 – Draft CPC Meeting Minutes – November 26, 2018
- Exhibit #2 – CPC Letter of Intent – Orenda Wildlife Land Trust – CR Great Marsh Rd.
- Exhibit #3 – Power Point Presentation – Orenda Wildlife Land Trust
- Exhibit #4 – CPC Application – Centerville Historical Museum
- Exhibit #5 – Draft CPC Meeting Schedule – 2019

Respectfully submitted,
Ellen M. Swiniarski
Administrative Assistant
Community Preservation Committee
Edited by CPC Clerk Marilyn Fifield

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**