



**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
Vacant – Planning Board * Tom Lee – Conservation Commission * James Tenaglia – Recreation Commission * Deborah Converse – Housing Authority
Britt Beedenbender – Town Council Liaison

**Monday, June 17, 2019
Regular Public Hearing APPROVED Minutes
367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room
5:30 PM**

Lindsey Counsell – Chair	Present	
Laura Shufelt – Vice Chair	Present from 5:50 pm	
Marilyn Fifield – Clerk	Present	19
Terry Duenas	Absent	
Tom Lee	Present	JUL 16
Katherine Garofoli	Present	
James Tenaglia	Present	P 2:39
Deborah Converse	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 James Tenaglia, to approve the meeting minutes of May 20, 2019, as submitted, passed unanimously.

Letters of Intent

- The Department of Public Works through the Town Manager is seeking \$162,180 in CP Open Space/Recreation funds for conversion and site restoration work at the Barnstable Hollow Field which is underutilized and in very poor condition. The site will be transformed from a baseball field into a multi-use greenspace for a variety of events, functions and uses. Improvements include installation of loam irrigation system, grass, fencing, guard-rail, handicapped-accessible entrance, and picnic tables, while the existing playground will remain operational with a few modifications. Project is consistent with the Barnstable Field Study and will be the pilot project for field renovation projects constructed under the direction of the DPW.

Mark Marinaccio and Chris Gonnella of DPW narrated a PowerPoint presentation that depicted the present conditions of the site. They explained that renovation of this field

was considered "low-hanging fruit" in the Comprehensive Field Study, since there already is water and electricity at the site. They said that current plans will eliminate the baseball field and transform the site into a multi-use greenspace for a variety of events, functions and uses, including 4th of July festivities. They added that deteriorated player benches, perimeter fencing, back-stop, flagpole and non-compliant guard-rail system will be demolished. They detailed improvements, including the installation of trees, loam, irrigation, grass, fencing, guard-rail, handicapped-accessible entrance, and picnic tables. They explained that the existing playground will remain operational with a few ground modifications. CPC members were reminded that the Town Council approved funding for 3 employees for upkeep of the Town fields.

CPC members inquired about the present use of the site and whether there are plans to increase parking. Patty Machado, Director of the Recreation Division, replied that the church uses the lot on Sundays, and the children play on the playground after church. She also noted that the baseball field is no longer utilized since the construction of Little Fenway in Hyannis. Mr. Gonnella stated that stairs will be installed after a survey determines boundaries. Several CPC members wanted to see the results of the Comprehensive Field Study and specifically wanted to know the cost that was determined for improvements for Barnstable Hollow Field. James Tenaglia said that the Recreation Committee is planning to tour the fields, including this one.

Motion was made by James Tenaglia and seconded by Tom Lee to move the Department of Public Works Letter of Intent in the amount of \$162,180 in Open Space/Recreation funds for restoration of Barnstable Hollow Field to the Application stage. Motion carried with a unanimous vote.

Applications

- Revised/continued Application from the Department of Public Works through the Town Manager seeking \$177,078 in CP Historic Preservation funds for the final Phase III work required at the Town's Paine-Black House. This phase of the project involves stabilization and restoration work, with an updated list provided.

Town Architect Mark Marinaccio narrated a PowerPoint presentation for the revised Application, explaining that this funding request is reduced by funding electrical and baseboard heating with Town Capital Improvement Program funds. The PowerPoint presentation included the historical significance of the structure, as well as possible uses, once completed, for community activities coordinated through the Town Manager's Office. He noted that many of the recommendations of the 2014 study by Hadley Crow Studio had already been addressed in Phases I and II. A detailed breakdown of the budget identified items to be funded with CP funds and CIP funds, with CP-funded items including structural framing; doors; ADA bathroom installation; finishes such as trim, floor, tile, paint, fireplace work, and exterior site work, including an access ramp, stormwater management, grading and seeding.

Counselor Phil Wallace, Precinct 1, spoke in support of completing the Paine-Black House and named several organizations that have expressed interest in using the building, once complete, including the Shellfish Committee and West Barnstable Civic Association. Mr. Wallace reminded CPC members that the building is an historic asset

surrounded by other historically-significant buildings. He further indicated that both Councilors on the north side, and likely the Town Council also, are in support of finishing the building and putting it to good use.

CPC members said that they would like to see the house self-sustaining, and Mr. Marinaccio explained that a maintenance program has been established for Town property, generally with a fee associated with use of the building.

Marilyn Fifield reminded that CPC's late Historic Preservation Consultant Jim Hadley had called the building "museum quality," with CP-funded work required to conform to the Secretary of the Interior's Standards, and she said she would like Structures North to look at the property, as Mr. Hadley had recommended.

Nancy Meagher, West Barnstable Civic Association President, explained that they had met at the Paine-Black House, and everyone agreed that the building must be finished because it is so close to completion. She suggested the possibility that the building could produce revenue from events, and one room could possibly be used as a museum.

Nancy Shoemaker, museum curator for the Barnstable Historical Society, expressed support, reminding that James Otis, Jr., of West Barnstable, inspired the American Revolution, and she said letters and other items associated with Mad Jack Percival are all being stored in people's homes, but should be in a museum.

Motion was made by James Tenaglia and seconded by Katherine Garofoli to recommend to the Town Council the Department of Public Works request for \$177,078 in CP Historic Preservation Funds for Phase III work required to complete Paine-Black House in order to preserve the investment that has already been made. An amendment to the motion was made by Laura Shufelt to include that Paine-Black House use will be "under the management of the Town Manager's Office." Motion carried with 5 yes, and 2 no.

Correspondence Received:

- Chair Counsell acknowledged receipt of an invitation from Community Services Director Lynne Poyant regarding Scarafile Field Dedication.
- The letter from Land Acquisition and Preservation Committee Chair Ann Canedy, regarding the Committee's support for Tom Lee's proposed Conservation Restriction process, was discussed.
 - **Motion was made by Katherine Garofoli and seconded by Laura Shufelt to accept the revised Conservation Restriction process drafted by Tom Lee, dated April 19, 2019.**
- Community Preservation Fund Financial Reports as of May 31, 2019, prepared by Director of Finance Mark Milne were discussed:
 - Status of Burgess House and Town Hall projects will be confirmed.
 - Laura Shufelt informed that the Town's Accessory Affordable Apartment Program funded through CP Community Housing funds allows a grant of up to \$20,000 per affordable unit created within a home in order to bring it up to code, with only the apartment deed-restricted, and a prorated loan for

15 years. She explained that the program was more robust in the past, when there was dedicated staff, with approximately 180 AAAP units now existing in the town of Barnstable.

Updates/Discussion:

Chairman Counsell provided the following updates:

- Centerville Historical Museum – Received Town Council approval on 6/6/19, with a 30-day wait for funding.
- Orenda – Great Marsh Road Acquisition – additional fundraising required.
- Unitarian Church of Barnstable - requires new contractor bids to be submitted.
- Zion Museum – revised budget to be split between CP and CIP.
- Annual Report Digitization Project Application – July CPC agenda.
- Barnstable Historical Society – structural engineer to visit/report
- Cape Playhouse, Dennis – waiting to return after Dennis CPC approval
- St. Mary's Episcopal Church – Historic Preservation Restriction in process; Town Council scheduling awaited.

Member Discussion:

- 2020 CPA Draft Plan Updates:
 - Laura Shufelt volunteered to update the Housing section and said that the 4 categories should be prioritized, with policies for funding set and added to the Handbook, as well. She said collateral and not just Housing Restrictions should be part of the new policy.
 - Marilyn Fifield volunteered to update the Historic Preservation section and said that a process for reviewing Historic Preservation Restrictions should be developed and included in the Handbook.
 - James Tenaglia volunteered to update the Recreation section.
 - Katherine Garofoli and Tom Lee volunteered to update the Open Space section.
- CPC Handbook updates will follow the CPA Plan updates.
- Historic Preservation project review process will be developed.
- Annual meeting will be scheduled tentatively for September 16, 2019.

Public Comment:

None.

Adjournment

A motion was made by James Tenaglia and seconded by Tom Lee to adjourn. It passed unanimously, and the meeting was adjourned at 6:14 p.m.

Next Regularly Scheduled CPC Meeting –July 15, 2019

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

Exhibit #1 – Draft CPC Meeting Minutes – May 20, 2019

Exhibit #2 – CPC Letter of Intent – DPW restoration work Barnstable Hollow Field

Exhibit #3 – Revised Funding Request- DPW for Paine Black House Phase III Budget

Exhibit #4 –Revised Funding Request-DPW Pain Black House Phase III –PowerPoint

Exhibit #5 – Letter from David Anthony, Director of Property & Risk Management regarding identified uses for Paine Black House.

Exhibit #6 – DPW Restoration Work – Barnstable Hollow Field – PowerPoint

Exhibit #7 – Community Preservation Fund Active Appropriations as of May 31, 2019 prepared by Mark Milne, Director of Finance.

Exhibit #8 – Letter from LAPC Chair, Ann Canedy, regarding the LAPC's support for Tom Lee's proposed Conservation Restriction process.

Exhibit #9 – Draft Community Preservation Committee Plan

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**