



**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, January 28, 2019
Regular Public Hearing APPROVED Minutes
367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room
5:30 PM**

Lindsey Counsell – Chair	Present	19
Laura Shufelt – Vice Chair	Present	
Marilyn Fifield – Clerk	Present	MAR 19
Terry Duenas	Present	26
Tom Lee	Present	
Katherine Garofoli	Present	A9-28
James Tenaglia	Present	
Deborah Converse	Present	
Fred LaSelva	Absent	
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 announced, "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 Chairman then deferred consideration of the draft CPC Regular Meeting Minutes of December 17, 2018, to the February 25, 2019, CPC meeting.

Letters of Intent

- Updated Letter of Intent from the Barnstable Historical Society located at 3087 Main Street (Route 6A), Barnstable, seeking \$113,809 in CPA Historic Preservation funds to complete their building repair and improvement project which includes a handicap lift. Estimated total project cost is \$162,585, with \$48,750 provided by the Barnstable Historical Society.

Barnstable Historical Society Treasurer Joe Berlandi and President Richard French narrated a PowerPoint presentation depicting the deterioration of the Barnstable Historical Society's building. They explained that the updated Letter of Intent seeks 70% of the total cost of the project, while the previous request was for 100%, noting that this revision was in response to CPC feedback a few months ago. They further explained that funds expended for emergency repairs already performed are now identified as matching funds, and they pointed out that a \$20,000 emergency fund is also in place.

Marilyn Fifield asked if a Massachusetts Historical Commission grant application would be pursued, with the deadline still ahead, and Mr. Berlandi said that it was considered, but they felt the application's timing would delay attention to the deteriorating building. CPC members reminded that CPA funds can only be used for certain projects, excluding maintenance, and Mr. Berlandi agreed to include a detailed list of restoration items with the Application, specifying only CPA -eligible items.

Motion was made by Tom Lee and seconded by Terry Duenas to move the Barnstable Historical Society Letter of Intent for \$113,809 in Historic Preservation funds to complete their building restoration project at 3087 Main Street (Route 6A) Barnstable to the Application stage. Motion carried with a unanimous vote.

- Letter of Intent from the Barnstable Historical Commission seeking \$10,000 in CPA Historic Preservation funds for their "Barnstable Prioritized Survey Project" to fund the completion of 60-100 new Massachusetts Historical Commission Inventory forms (Form B). A FY19 Survey and Planning Grant from the Massachusetts Historical Commission for \$10,000 is also sought to provide 50% reimbursement.

Principal Planner Paul Wackrow of the Barnstable Planning & Development Dept. narrated a PowerPoint presentation explaining the need and importance of completion of the historic property survey work. Mr. Wackrow said that although Inventory forms (Form B) for hundreds of historic buildings throughout the town have been completed, there are still approximately 1,500 buildings older than 75 years without documentation. He explained that the "first priority" list in the Town's 2010 Historic Preservation Plan, will provide guidance to the Historical Commission and a professional consultant. He added that the Form B provides official documentation of a building's architectural and historical significance for the Historical Commission's deliberations regarding requests for demolition of properties under their jurisdiction. If granted, he said the CPA funding will provide the required 50% match for the \$10,000 Survey and Planning Grant sought from the Massachusetts Historical Commission. He added that the new property information would appear in the State's online database that is available to the public.

CPC members agreed that because this project is recommended in the goals of the Town's 2010 Historic Preservation Plan that was also funded with CPA funds, they felt no further information was needed, and they voted to bypass the Application stage and recommend appropriation.

Motion was made by Terry Duenas and seconded by Marilyn Fifield to recommend for appropriation the Barnstable Historical Commission Historic Preservation funding request of \$10,000 for their "Barnstable Prioritized Survey Project" to complete new Massachusetts Historical Commission Inventory forms (Form B) for additional historic properties. Motion carried with a unanimous vote.

Applications

- Application from Centerville Historical Museum located at 513 Main Street, Centerville, seeking \$38,840 in CPA Historic Preservation funds as a portion of the full 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 environs.

Centerville Historical Museum Director Randall Hall, and Ms. Simmons, Treasurer, were present to explain the detailed Profit & Loss Summary and Balance Sheet that was provided at the request of CPC members at the December 17, 2018, meeting. Mr. Hall explained that the "restricted contribution column" is intended as a placeholder and did not represent funds that were already received. Additionally, he explained amounts appearing in that column are for projects other than the replacement of the roof. A PowerPoint presentation was narrated, depicting restorations that the Centerville Historical Museum recently funded and completed, in part by volunteers, including: gutter and shutter replacement, brick and chimney work. Existing conditions of the museum building and Tin Shop were also shown in the presentation. The representatives said that additional grant funds, including a Mass. Cultural Facilities grant, are anticipated to offset the costs of other building repairs that were incurred by the deterioration of the roof. Marilyn Fifield complimented the Historical Society on repairing and retaining the shutters.

Motion was made by Deborah Converse and seconded by Katherine Garofoli to recommend to the Town Council the \$38,840 in CPA Historic Preservation funding sought by the Centerville Historical Society, Inc., for replacement of the roofs of the main museum and the Tin Shop buildings located at 513 Main Street, Centerville. Motion carried with a unanimous vote.

- Application 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. This CP funding request represents a portion of the \$500,000 asking price, with Orenda contributing \$170,000 and \$40,000 in pledges from neighbors. Orenda proposes to retain ownership of the property, with a Conservation Restriction to the Town of Barnstable. *Postponed to the February 25, 2019, CPC meeting.*
- Application from the Unitarian Church of Barnstable located at 3330 Main Street (Route 6A), Barnstable, seeking \$134,281 in CPA Historic Preservation funds as a portion of the entire project cost to rebuild and replace the cupola, restore/replace 33 windows, rebuild ramp, retaining walls and foundation at entry, repair hazardous stairways and entry, and install a commercial dehumidifier and polyethylene vapor barrier over the soil in the crawl space under the sanctuary.

Ms. Crystal Gips, Chair of the Church's Community Preservation Task Force, introduced additional members of the Task Force and Church: Mr. Steve Thomas, Ms. Janet Abbott and Mr. Gamp. She provided a short summary of the Letter of Intent that was first presented to the CPC back in 2017. Ms. Gips stated that the Unitarian Church is hoping to accomplish many goals with this funding request in sustaining the historic structure and, providing a safe and attractive community facility, both indoors and outdoors. Ms. Gips also reminded the CPC of the public benefit derived from a long list of groups that

meet at the Church and activities held there that involve more than its members. She narrated a PowerPoint presentation that included a budget summary, noting the differences between the original Letter of Intent request for higher amounts and the amounts already expended by the Unitarian Church in the last year between the LOI approval and this Application for architectural planning, replacement of the Warren Hall roof, and restoration of 2 windows for a total of \$24,814 of the \$33,570 matching funds (25% of CPC request), leaving \$8,856 yet to be contributed by the Church. She itemized project components as a new replicated cupola, preserving the copper dome; masonry and millwork for the front entrance including paving brick & edging; repair of foundation wall surface, resurfacing and repainting railings; millwork that includes trim, front door/hardware & cedar side panels; window restoration/replacement consistent with existing; rear basement entrance door replacement with improved drainage for stairwell safety; installation of a commercial grade dehumidifier to remediate mold formation, as well as a vapor barrier over the dirt crawlspace; and interior stairs leading to the basement, all part of this funding request.

The CPC Chairman advised the applicant that a vote could not be taken for the Church's CPA funding request until CPC considers the 3 questions emanating from the Supreme Judicial Court's Kaplan decision. He added that the Town Attorney's Office would also need to review items included in the funding request for CPA eligibility, so a vote would have to be deferred to the February 25, 2019, CPC meeting.

Correspondence Received:

Chair Counsell acknowledged

- receipt of an invitation from Sturgis Library for the Start-Up of the Digital Archive of the Barnstable Patriot & Register Newspapers on February 14, 2019. He reminded that this project received partial CPA funding from Barnstable, and he thought that the Town of Barnstable website should include a link to this digital archive.
- the "Community Resiliency by Design Workshop" to be hosted by the Barnstable Planning Board, Monday, February 11th, 5:30 p.m., Town Hall Hearing Room, 2nd Floor.

Updates/Discussion:

Chair Counsell provided the following updates:

- Public Hearings for the CPA funding applications of both FORWARD and St. Mary's Episcopal Church appear on the February 7, 2019, Town Council agenda, and a CPC member is needed to provide the rationale for these Applications in his absence. Katherine Garofoli volunteered to attend and provide CPC support at the Town Council hearings.
- The Seashore Homes, Inc., Application was approved by the Town Council, and the LIP Housing Restriction is now being drafted.
- The 0 Bumps River Road, Marstons Mills, acquisition has been approved by the Town Council.

Deborah Converse shared that the Harbor Hawks were granted permission by the Red Sox to display their trophy at an upcoming fundraising event to be held at Cape Cod Beer.

Public Comment:

None.

Adjournment

A motion was made by Terry Duenas and seconded by James Tenaglia to adjourn. Motion passed unanimously, and the meeting adjourned at 6:28 p.m.

Next Regularly Scheduled CPC Meeting – February 25, 2019

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

- Exhibit #1 – Draft CPC Meeting Minutes – December 17, 2018
- Exhibit #2 – CPC Letter of Intent – Barnstable Historical Society – 3087 Rte 6A, Barn.
- Exhibit #3 – CPC Letter of Intent – Barnstable Historical Commission – Survey Project
- Exhibit #4 – Centerville Historical Museum – Profit & Loss Summary & Balance Sheet
- Exhibit #5 – CPC Application – Unitarian Church of Barnstable
- Exhibit #6 – PowerPoint – Barnstable Historical Commission – Survey Project
- Exhibit #7 – PowerPoint – Centerville Historical Museum – Application
- Exhibit #8 – PowerPoint – Unitarian Church of Barnstable – Application
- Exhibit #9 – Invitation from Sturgis Library – Digital Archive Celebration 2/14/19
- Exhibit #10 – “Community Resiliency by Design” – Invitation to Workshop – 2/11/19

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**