



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE



www.town.barnstable.ma.us/CommunityPreservation
 Email: CommunityPreservationCommittee@town.barnstable.ma.us

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large
 Stephen Robichaud– Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission
 Deborah Converse – Housing Authority • Farley Lewis – At Large • Jessica Rapp Grassetti – Town Council Liaison

Monday, April 26, 2021
Regular CPC Meeting APPROVED Minutes
Remote Access Meeting Via Zoom Link: <https://zoom.us/95865640723>
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present from 5:40 p.m.
Tom Lee-Vice Chair	Present
Katherine Garofoli	Absent
James Tenaglia	Present
Deborah Converse	Absent
Stephen Robichaud	Present
Farley Lewis	Absent
Jessica Rapp Grassetti – TC Liaison	Absent

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.

Call to Order (Roll Call)

Present: Marilyn Fifield, Terry Duenas, Tom Lee, Stephen Robichaud, Lindsey Counsell.

Minutes

The motion of Marilyn Fifield, seconded by Terry Duenas, to approve the March 15, 2021, Regular Meeting minutes as submitted passed unanimously by roll call vote of the 5 members present: Aye 5, No 0.

Letters of Intent

- A Letter of Intent was received from Barnstable Land Trust seeking \$150,000 in Community Preservation Open Space funds for the acquisition of 2.5 acres of open space located at 242 Commerce Road, Barnstable, Map 318, Parcel 025/001. This funding request represents a portion of the total project cost of \$556,200, with \$321,000 to be provided by Barnstable Land Trust and \$85,000 from a Massachusetts Conservation Partnership Grant. This request is a part of a larger project that includes conservation of an additional adjacent 3.5 acres in the same ownership, with a Conservation Restriction on those acres to be donated to Barnstable Land Trust.

Barnstable Land Trust (BLT) Executive Director Janet Milkman narrated a PowerPoint presentation depicting the location of the subject property and abutting or surrounding protected land, and she explained the location as the field from which the harbor is visible, adding that Barnstable Land Trust has been working with the Brazelton family since the 1990s to protect all the light green area depicted on the map through Conservation Restrictions. Also, she said the family donated a small 2.2-acre parcel to Barnstable Land Trust that fronts on the water, and another branch of the Brazelton family donated the light blue parcel to Mass. Audubon. Altogether, there will be about 43 acres of land protected, with Lots 3, 6 and 7 depicted on the site plan remaining undeveloped in this project. Ms. Milkman explained that Lot 3 would be purchased by Barnstable Land Trust, while Lots 6 and 7 would remain in the family's ownership but with Conservation Restriction on both lots donated to BLT, together protecting the entire 5 or 6 acres with CRs as a part of the negotiated agreement for the purchase of one lot. She said preservation of the land will protect the iconic view of the harbor forever and protect the entire field acreage, which is important for conservation reasons, for climate change mitigation, for historic reasons, and for an incredibly important view for the neighbors and those who take advantage of walking in this area. Ms. Milkman noted a bonus small amount of public access in a bench on Lot 7 with an easement, and she shared a slide depicting the land to the left of the barn that would be protected, explaining that the view is all the way to Sandy Neck. Additionally, she shared a site plan of land that is a part of a CCC DRI Review for the adjacent land. In answer to Stephen Robichaud's question, Ms. Milkman said that she is not aware of any public access on the Mass. Audubon property located behind the subject parcel. Chair Counsell inquired if the fields will continue to be mowed as they are now, and Ms. Milkman confirmed that Barnstable Land Trust agreed to take over the maintenance of the fields, although they may be mowed slightly less often than previously. She explained that one of the reasons the fields were mowed a couple times a year was to keep down the cedars, but they will be removed by hand and mowed only once to protect the little blue stem grasses, allowing the native habitat to come back more than it has already, with the land to look the same as it does now. She assured Marilyn Fifield that there are no buildings on the property BLT is pursuing.

Public Comment:

Counselor Gordon Starr said that he has walked the land with Ms. Milkman, and it is an iconic Cape Cod view. He said that Sandy Neck Lighthouse and the whole village is visible from this lot, adding that people would really miss it if it were not there. He said that eventually it is hoped that there will be a sidewalk down Commerce to Route 6A to allow safer foot traffic.

Motion was made by James Tenaglia and seconded by Stephen Robichaud to move the Barnstable Land Trust's request for \$150,000 in Community Preservation Open Space funds for the acquisition of 2.5 acres of open space located at 242 Commerce Road, Barnstable, to the Application stage. Motion passed by unanimous roll call vote of the 6 members present. Aye 6; No 0.

Applications

- Application from Sturgis Library seeking \$165,000 in Community Preservation Historic Preservation funds for partial roof replacement, historically appropriate window replacement, exterior door and main entrance door replacement, drainage improvements and historical signage. This funding request represents a portion of the estimated costs of \$330,000, with a \$165,000 Massachusetts Cultural Facilities Grant Application filed and a decision date in May 2021 to provide matching funds.

Library Director Lucy Loomis confirmed that this is the last phase of a planned 3-phase project to improve and preserve the Sturgis Library to ensure that it is standing for another 300 to 400 years. She explained that the roof is cedar-shingled and was installed over 30 years ago and needs replacing; the rest of the roof was asphalt and CPC had funded its replacement a few years ago. Ms. Loomis explained that the inappropriate bow window added in the 1970s in the old section of the building needs replacement and has leaked for many years, requiring multiple repairs. She said the metal front door/side door is problematic and was part of a 1990s rehabilitation of the library and has also been repaired many times. Also, she explained, there is a drainage problem that affects neighbors and needs to be addressed. Finally, she proposed adding signage like the Tales of Cape Cod historic tablet to outline the history of the library for passersby. In addition, she proposed replacing the existing historic sign like the one on Route 6A for the West Barnstable Church, as the existing one has aged and rusted.

In answer to Tom Lee's inquiry, Ms. Loomis said that the cost estimate was updated in January 2021 for the Mass. Cultural Facilities Fund Grant application. Mr. Lee advised that the COVID-19 situation has caused prices to rise as much as 10-15%. Ms. Loomis replied that she has learned of another Massachusetts grant that she will seek to accommodate any cost increases. Receipt of ten letters of support was noted, and Terry Duenas asked the total funding amount for the three phases, and Ms. Loomis listed all the projects that were partially funded with CPC Historic Preservation funds within the past 18 years. She anticipated that if CPC funds are awarded, along with the Mass. Cultural Facilities Fund Grant, the project could proceed next Spring for completion by Fall. She noted that drainage is a more complicated issue, and CPC members inquired about the options to tie into the existing road drainage, or if an independent drainage system is proposed. Ms. Loomis explained that tying into the Town drainage is not possible because the library is not a Town department. She said a large excavation of the parking lot will be required for installation of drainage. Chair Counsell said he would like to do a site visit, and Ms. Loomis agreed and suggested that he come the day after it rains to observe the drainage issue. Chair Counsell mentioned that almost \$90,000 toward the new drainage system for the parking lot is in the budget and said that if the drainage is to protect the building, it may be eligible for CP funds but should be evaluated at a site visit. Ms. Loomis confirmed that the library has installed drainage around the rest of the building before, and that CP funds helped with this. She explained that there is a lot of water going into dry wells in different parts of the property, noting that the site is a big clay bowl with many roof lines that pour into the garden and patio areas, then drip down into the parking lot, affecting the building and the neighbors' yards. Chair Counsell said that he would like to postpone the vote on this Application till the next meeting, after a site visit open to all CPC members.

Public Comment

None.

General Public Comment:

None.

Correspondence Received: Chair Counsell acknowledged receipt of the following correspondence:

- Update from the Community Preservation Coalition – Department of Revenue Official Estimate for November 2021 CPA State Distributions.
 - Chair Council noted that this is estimated to be 32%, which is a substantial amount, and like what was received last year.
- Reports from Finance Director on the status of the CPA fund including the estimated State match.
 - Chair Council noted that the reports reflect the estimated CPA State Distributions.

Chair Counsell provided the following Project Updates:

- Mid-Point Community Housing Application – Finalization of Housing Restriction is in process.
- DPW Applications for Barnstable Hollow Playground and the Centerville Recreation Playground have been submitted to the Town Manager for consideration for inclusion on an upcoming Town Council agenda for public hearing, although the Town is now in the middle of wastewater hearings and the budget process.
- Barnstable Historical Society Application has been submitted to the Town Manager for consideration for inclusion on an upcoming Town Council agenda for public hearing, although the Town is in the middle of wastewater hearings and the budget process.
- James Tenaglia noted that the CPC Finance report has projects listed as nearly complete and inquired if these projects can be closed out and the balances returned to the CP Fund. Chair Counsell replied that Mark Milne will review and close accounts appropriately at the close of the budget.
- Barnstable Little League Application for Open Space/Recreation funds is anticipated for a future meeting. Chair Counsell noted that the Little League has been put in touch with the Planning Department for consultation.
- Cape Cod Rail Trail Extension – Phase III from consultant VHB has been postponed by the Metropolitan Planning Organization (MPO) for five years. Chair Counsell noted that the new Infrastructure Bill could provide \$10 million for this project.
- He and Tom Lee met with the Trustees regarding Armstrong-Kelley Park, and they are putting together an Application for renovation of the park, possibly for the May 17, 2021, meeting, or later in the season.
- Cotuit Federated Church is working on a Letter of Intent for submission at the May 17, 2021, meeting.

General Discussion:

- Terry Duenas asked if the Barnstable Little League project mentioned last month contained things ineligible for CPA funds, and Chair Counsell replied that Community Preservation funds can only be used for a small portion of the bathrooms that are proposed, and the decking, food preparation area, storage area and umpires' changing room are all in question. He speculated that

different siting might create a multiuse area, and he said that the school may be coming in with a request to rehabilitate its little playground. He said Planning staff have been asked to consult, as there may be CBDG funds available. Further, he said there has been discussion about siting other types of facilities there, so the location will be more year-round.

Adjournment:

Motion was made by Tom Lee and seconded by Terry Duenas to adjourn the meeting. Motion passed with a unanimous roll call vote of the 6 members present - Aye 6, No 0 – and the meeting adjourned at 6:20 p.m.

Next Regularly Scheduled CPC Meeting – May 17, 2021

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

Exhibit 1 –CPC Agenda, April 26, 2021.

Exhibit 2 – CPC Minutes from March 15, 2021.

Exhibit 3- Letter of Intent – Barnstable Land Trust – acquisition 2.5 acres, 242 Commerce Road, Barnstable.

Exhibit 4 - PowerPoint – Barnstable Land Trust – Commerce Road, Barnstable.

Exhibit 5 – Application –Sturgis Library – Phase III Restoration.

Exhibit 6 – Community Preservation Coalition – Department of Revenue Official Estimate for November 2021 CPA State Distributions.

Exhibit 7 – Reports from the Finance Director on the status of the CPA fund including the estimated State match.

Respectfully submitted,
Ellen M. Swiniarski
Community Preservation Coordinator
Planning & Development Department
and 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**