



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, February 28, 2022
Regular CPC Meeting APPROVED Minutes
Remote Access Meeting via Zoom Link: [https://zoom.us/99144327361](https://zoom.us/j/99144327361)
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present
James Tenaglia	Present
Deborah Converse	Present
Stephen Robichaud	Present
Farley Lewis	Present
Jessica Rapp Grassetti – TC Liaison	Present

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: Tom Lee (yes), Marilyn Fifield – **yes**, Farley Lewis - **yes**, Terry Duenas - **yes**, Deb Converse – **yes**, Stephen Robichaud - **yes**, Katherine Garofoli - **yes**, James Tenaglia – **yes**, Lindsey Counsell - **yes**.

Minutes

The motion of Marilyn Fifield was seconded by Terry Duenas to approve the January 24, 2022, Regular Community Preservation Committee meeting minutes with the corrected spelling of member Katherine’s name. Motion carried with a roll call vote: Yes - 8, No – 0, Abstained – 1.

Letters of Intent

None received.

Applications

- **Application from Cotuit Federated Church, 40 School Street, Cotuit, seeking \$179,369 in Community Preservation Historic Preservation funds for the restoration, preservation, and installation of historic stained-glass**

windows; replacement of exterior shingles with historic-appearing shingles; fire protection system; removal and relocation of the historic entry doors with an ADA-approved ramp at the entrance, including a 15% contingency. The estimated cost for the entire project to preserve and expand the building is \$3.9 million, with \$3.39 million raised to date through donations.

Chair Counsell noted receipt of a letter of support from Cotuit Troop #52, Boy Scouts of America. He reminded that this project has been under review for a while and the Church had originally sought over \$800,000, but the funding request was reduced after an eligibility analysis and later review of the stained-glass windows. Pastor Angela Menke-Ballou narrated a PowerPoint presentation with photos of the current structure that the Barnstable Historical Commission had determined to be significant in its entirety per CPA. She indicated the revisions to the building over time that were depicted in photos as well as the plans for expansion, noting the proposed orientation of the windows and the entranceway with doors that the Historical Commission preferred retaining. with the addition of an ADA ramp. The Pastor also reviewed the budget with pledged matching funds of \$3,186,000 and \$2,677,000 in hand, explaining that the adjacent Post Office property is also owned by the Church, with its rent a source of income for the building project along with a grant, adding that the major expense is the construction cost from Conserve. An itemized CPC Item Request and Timeline was provided, with a 15% contingency, and she explained that it was reduced from the Letter of Intent because some of the windows had been determined ineligible for CP funds. She noted that plans call for project completion by the Fall at the latest, reminding of the community's extensive use of the building over the years, with eight letters from village organizations attached to express support and thanks. CPC members commended the Cotuit Federated Church for their impressive fundraising and detailed historic research.

Public Comment

Chris Rubello pointed out the Church's considerable service to the village community.

Amy Fish introduced herself as the Church's Co-moderator along with Tim Wakefield and on the Building Expansion Team and a Church member for 20 years, and she thanked CPC for their time and consideration, saying the presentation has shown how thoughtful the process has been.

Motion was made by James Tenaglia and seconded by Deb Converse to approve \$179,369 in Historic Preservation funds for the Cotuit Federated Church restoration and to commence with preparation of a Preservation Restriction with the caveat that documentation will be provided for anything above \$179,369. Unanimous Roll Call Vote: Terry Duenas - yes, Marilyn Fifield – yes, Deb Converse – yes, Katherine Garofoli - yes, Tom Lee - yes, Farley Lewis - yes, Steven Robichaud - yes, James Tenaglia - yes, and Lindsey Counsell - yes.

- **Application from Barnstable Little League seeking \$300,000 in Community Preservation Open Space/Recreation funds to construct a professional, safe, clean restroom facility together with a concession stand and officials' locker room to support the existing complex of 3 Little League fields. The restroom facility will be coordinated with and available to Barnstable Community Innovation School students and staff for recess period. The estimated cost of the total project is \$492,000 with matching funds and in-kind donations totaling \$150,000 to date.**

Chair Counsel said that CPC members had received copies of a letter from CPC to Barnstable Little League regarding the concession stand along with the League's response. Ed Pesce, engineering consultant for the project narrated a PowerPoint presentation and provided project background, including a listing of the 4 fields that Barnstable Little League manages at no cost to the Town of Barnstable, including 2 new fields completed in 2015 and 2017 at the Barnstable Community Innovation School and the "Fenway Cape Cod" field. He noted that the new fields have supported the growth of youth baseball and were built with over 60% private funds, materials, and labor. He said the entire complex has been improved by the updated stormwater system which also allowed the Town to build a new basketball facility. Further, he noted the project goals were to provide a location to sell snacks and drinks from a 10 ft x 10.8 ft area in the facility during the games to support fundraising and scholarships for players with limited funds. He said the goal is to provide a safe restroom facility for players and their families and provide a changing room for Little League Umpires and Officials. Mr. Pesce displayed a site plan depicting the location of the facility in relation to the fields and utility lines for sewer connection along with an elevation and floor plan indicating 3 toilets on each side. He explained that the restroom facility would provide a safe alternative to portable toilets or having to leave the site to use other nearby facilities, and he reminded that the entire facility will be maintained by Barnstable Little League.

Public Comment

Ed Pesce introduced members of the Committee:

Jonathan Stone, President of Barnstable Little League

Joe O'Brien, Building Committee & Chairman of the Barnstable Recreation Commission

Mike Clark, Former President of Barnstable Little League

Current League President J.D. Stone said he wanted to solidify the commitment that the League has to maintain and improve what they have, noting a 5-year effort culminating in this Application. He said it is crucial for the League to grow, and a major step would be to provide a safe restroom facility. He explained that families are at the fields Monday through Saturday, April 30 through July, with 200 people there at a time.

Lauren Friel, mother of a child enrolled in Barnstable Little League since 2016, spoke on behalf of several other mothers with children enrolled in the Little League program. She read their letter lamenting that the existing fields lack the adequate bathroom facilities that exist in other towns, with this inadequacy preventing hosting community activities at the field. She called the porta-potties dirty and difficult, especially for mothers with young children, as well as a safety hazard during evening games because there is no lighting, and she said they have also deterred the elderly from attending games.

Ed Pesce said there is a 10% contingency due to supply-chain issues. He referred to the funding request of 61% from the CPC and the possibility of moving the building to the lower end of the field, saving \$35,000, as previously suggested by Chair Counsell.

Chair Counsell noted that this has previously been before CPC, saying it is not a matter of not supporting the project and the need for bathrooms, but it is a question of eligibility for CPA funding.

Terry Duenas reported that he has been involved in this project since the beginning and that he is strongly in favor of the project, as it would allow for the opportunity to bring tournaments to Barnstable, with an economic benefit to the town. He said his research did not find a lot of restriction in terms of components in the restroom facility. He called the proposed facility well organized and well thought out, and he strongly recommended that CPC consider funding the full amount.

Tom Lee reminded that CPC is restricted by CPA eligibility in terms of what can be funded.

There was discussion regarding Department of Revenue's (DOR) allowance for restroom facilities that are reasonably necessary to directly support the use of the outdoor recreational facility and the hope that CPC members would determine that, for this project, the bathrooms, the mechanical room, officials' locker room and one-half of the storage area would be considered to meet the DOR allowance as reasonably necessary. There was also discussion that a small, simple bathroom with two toilets had been determined to be all that was eligible for Community Preservation funds, with, perhaps, a larger facility possibly funded through the Town CIP process.

Mr. Pesce noted that the entire proposed facility is 803 s.f.; the concession stand area is 173.33 s.f. and, with half the storage area added, this represents 28% of the building, with the remaining 72% of the floor area for the restroom, mechanical room, officials' room and half the storage. He explained that a 100 s.f. restroom would not accomplish the goal of the Little League to successfully conduct practices, games, and events.

CPC members discussed what percentage of CPC funding would be appropriate, recognizing the need for toilets and sinks and noting that the eligible 100-110 s.f. size determination was for a facility that would be minimal but functional as a starting point for what CPC could fund in terms of the bathroom.

Discussion of the duration of the season indicated that it is longer than 8 weeks, with practices beginning in March, and, if tournaments could be held, use could extend into September. Seeking an immediate decision, Mr. Pesce reversed the percentage of CP funds sought from the CPC to 40%, with 60% of the construction effort to be provided by others. He said this 40% CPC request would come out to \$197,000 instead of \$300,000, and he asked if the CPC would consider funding \$200,000 instead of \$300,000. Chair Counsell replied that the Barnstable Little League should revise the plan to one that is more within the realm of what CPC can fund. Until 2019, he reminded, CPC could not fund any structure, so this is a new addition to CPC uses.

Town Councilor Jeffery Mendes spoke in favor of funding the project, calling it good for the town and tourism and calling the portable toilets embarrassing. Town Councilor Nikolas Atsalis said that he supported the project, having both played and coached,

adding that the Barnstable Little League is one of the most self-sufficient organizations in the community and reminding that the League maintains the fields, not the Town. He said that Barnstable is losing ground to other towns that have better facilities, and he referenced the CP funds that have been spent outside of the town, concluding that he hoped the right decision would be made tonight.

CPC discussed finding a way to support and work with the Barnstable Little League and the possibility of voting to fund 40% of the project at \$200,000. Ed Pesce said \$200,000 would be used only for the restroom facilities, the mechanical room, officials' room and ½ of the storage room. Chair Counsell asked if anyone would like to make that motion.

A motion was made by Terry Duenas and seconded by Katherine Garofoli that the CPC support the funding of the project presented by Barnstable Little League for \$200,000 to be taken from the Open Space/Recreation funds. Roll Call: Terry Duenas – yes, Marilyn Fifield - yes, Deb Converse - yes, Katherine Garofoli – yes, Tom Lee – no, Farley Lewis - yes, Stephen Robichaud - yes, James Tenaglia – yes, and Lindsey Counsell - no. Motion carried.

Chair Counsell reminded that a Recreation Restriction will be needed.

Adjournment

Meeting adjourned at 6:55 p.m.

Next Regularly Scheduled CPC Meeting – March 21, 2022

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

- Exhibit 1 –CPC Agenda, February 28, 2022.
- Exhibit 2 – Draft CPC Regular Meeting Minutes from the January 24, 2022, meeting.
- Exhibit 3 - Application – Cotuit Federated Church, Cotuit – Historic Preservation
- Exhibit 4 - Powerpoint – Cotuit Federated Church
- Exhibit 5 – Application and supporting materials – Barnstable Little League
- Exhibit 6 - Powerpoint – Barnstable Little League

Respectfully submitted,
Ellen M. Swiniarski
Community Preservation Coordinator
Planning & Development Department
and edited by CPC Clerk Marilyn Fifield

Please Note: The list of matters is 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**