



**Town of Barnstable**  
**COMMUNITY PRESERVATION COMMITTEE**



[www.town.barnstable.ma.us/CommunityPreservation](http://www.town.barnstable.ma.us/CommunityPreservation)

Email: [CommunityPreservationCommittee@town.barnstable.ma.us](mailto: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 Grasseti – Town Council Liaison

**Monday, March 21, 2022**  
**Regular CPC Meeting APPROVED Minutes**  
**Remote Access Meeting via Zoom Link: <https://zoom.us/j/93405663430>**  
**5:30 PM**

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

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**, James Tenaglia – **yes**, Lindsey Counsell - **yes**. Katherine Garofoli – **absent**.

**Minutes**

The motion of Farley Lewis was seconded by Deb Converse to approve the February 28, 2022, regular Community Preservation Committee meeting minutes as submitted.

Motion carried with a roll call vote: **Yes - 8, No – 0.**

**Letters of Intent**

None received.

**Applications**

- **Application from Barnstable Little League approved by CPC on February 28, 2022, for \$200,000 in Community Preservation Open Space/Recreation funds to construct a professional safe and clean restroom facility to support the existing complex of 3 Little League fields. The estimated cost of the total**

**project is \$492,000 with matching funds and in-kind donations totaling \$150,000 plus ongoing fundraising. Revote of the CPC to include the requirement of a User Agreement.**

**Terry Duenas' motion was seconded by James Tenaglia to reconsider the February 28, 2022, CPC vote in order to include a User Agreement along with approval of the Barnstable Little League's application for \$200,000 for the construction of a restroom facility at the baseball field complex located at the Barnstable Innovation School, 165 Bearse's Way, Hyannis MA, Map 309 and Parcel 008. The motion required that the drafting and executing of a Management Agreement between the applicant and the Town of Barnstable for use of the facility and site prior to funds becoming available be under the direction of the Town Manager. Roll Call Vote: Terry Duenas – yes, Marilyn Fifield – yes, Deb Converse – yes, Tom Lee – yes, Farley Lewis – yes, Steve Robichaud – yes, James Tenaglia – yes, Lindsey Counsell – yes. Motion carried. Yes – 8, No - 0.**

Chair Counsell noted that the prior vote of the CPC was rushed at the end of the meeting, and this vote was recommended by the Legal Dept. to clarify the previous vote before recommendation to the Town Council for appropriation. There was discussion regarding the specifics of the User Agreement, and it was noted that the Agreement will be between the Town Manager and Barnstable Little League. Chair Counsell said that it was decided not to include a Recreation Restriction.

Mark Marinaccio was present and noted that he had requested that the Railroad Depot Application be postponed due to the need for a determination of who can sign the Historic Preservation Restriction for a Massachusetts Historical Commission grant if it is awarded. He noted this will be ready for the April CPC meeting along with the Zion Union Heritage Museum Application.

### **Review of FY 2022 CPC Plan Revisions**

Elizabeth Jenkins shared the current CPC draft plan on her screen and explained the updates she had received from CPC members that are now included in the revised draft. She noted specifically the addition of a new Recreation section separate from Open Space and new graphics provided by CPC Member Stephen Robichaud from the Community Preservation Coalition website, as well as additional data specific to FY 2021.

Chair Counsell noted that the General Criteria section should highlight priority for a project leveraging additional public or private funds, grants, gifts, and in-kind donations as well as priority for a project serving more than one CPA interest.

Ms. Jenkins explained that the Community Housing section resulted from working with Deb Converse and Affordable Housing Trust representative Ruth Weil, adding that it now includes both criteria for CPC and the Trust, with adjustments to ensure they're consistent. Deb Converse said that the section references 50% AMI, although she thought it should say 50 – 80% AMI. Ms. Jenkins said the 50% AMI reflects the priorities of the Trust, but CPA funds are available at 100% or below. Ms. Converse noted that 100% AMI does not count toward the Affordable Housing Inventory, but said it is up to

CPC if it wants to prioritize up to 100% AMI or 50-80% AMI for affordable housing credit. After a brief discussion about the need for all housing, CPC members agreed that 100% AMI or below would be appropriate for this fiscal year as a CPC housing priority. Ms. Jenkins noted that the 2022 Trust priorities are listed as such, and the language that CPA is available at higher incomes will be added.

Ms. Jenkins said that there were no changes to the Open Space criteria, and changes requested by Tom Lee have been included as well as changes from Marilyn Fifield in the Historic Preservation section. Chair Counsell said that leveraging additional funds, gifts and in-kind services should be added as priorities to all sections, and all agreed.

Ms. Jenkins noted that goals of the various Town plans have been referenced, and numbers from the 2018 Open Space and Recreation Plan updated, as well as Tom Lee's suggested edits for potential use of funds. All agreed to these changes.

Ms. Jenkins explained that the new Recreation section pulls from the Recreation Commission Mission Statement and Facilities Plan as well as from the Open Space and Recreation Plan, using background language about priority investments from the Recreation Commission and numbers from the Open Space and Recreation Plan. She called it a high-level summary of recreation resources in the town of Barnstable to give readers an idea of the town's vast scope of recreation resources by listing the acres of beaches, number of golf courses, tennis courses, athletic fields, community centers, and community buildings, playgrounds, and trails plus CPC's role in funding the Cape Cod Rail Trail in Barnstable. She said that the information came from the Local Comprehensive Plan, the Open Space and Recreation Plan, the 2019 Recreation Commission Field Study, and Recreation Facilities Plan, emphasizing safety and accessibility for all users as a priority. James Tenaglia noted that acquiring waterfront property and parking areas for water access has been a priority, and all agreed that should be added.

Ms. Jenkins said that the links to all the reports would be made live. She also said that she would make the additional changes to the Historic Preservation section sent by Marilyn Fifield, adding the leveraging of funds and grants, and she said the idea of potentially considering funding privately-owned historic structures in exchange for Historic Preservation Restrictions may be explored. Chair Counsell said he had edits that he would like to forward as well. The CPC thanked Ms. Jenkins for her efforts and expressed gratitude for the updated plan.

**Correspondence Received:**

None.

**Project Updates:** Chair Counsell provided the following updates:

- The Historical Society of Santuit and Cotuit Application received approval at the March 17, 2022, Town Council Public Hearing and is now in the 30-day waiting period.
- Cotuit Federated Church Application has been forwarded for consideration for appropriation at a future Town Council meeting, possibly in April.
- An Application from the Department of Public Works for restoration of the West Barnstable Railroad Depot is anticipated for the April 25, 2022, CPC meeting.
- An Application from the Department of Public Works for a new playground at the

Osterville Recreation Building is anticipated for a future meeting.

- An Application from the Department of Public Works for the restoration of Zion Union Heritage Museum is anticipated for the April 25, 2022, CPC meeting.
- Revised Application for the Barnstable Community Innovation School playground is anticipated for a future meeting.
- The Legal Department is clarifying the eligibility of the revised Application from the Trustees of Reservations for Armstrong Kelly Park.
- Barnstable Historical Society Historic Preservation Restriction is in process, with photos being completed.
- Mid-Point Community Housing Application is with the Trust, and updates will be provided when available.
- Funds are available for the Sturgis Library Application.
- A Letter of Intent is anticipated from the Marstons Mills Community Church.
- Outstanding Conservation Restrictions have not been returned by the State due to staffing shortages at DEP.

James Tenaglia and Deb Converse said that they would not be present at the April 25, 2022, meeting.

### **Adjournment**

**Motion was made by Tom Lee and seconded by Terry Duenas to adjourn. Roll Call Vote: Terry Duenas - yes, Marilyn Fifield - yes, Deb Converse - yes, Tom Lee - yes, Farley Lewis - yes, Stephen Robichaud - yes, James Tenaglia - yes, and Lindsey Counsell - yes. Meeting adjourned at 6:22 p.m.**

### **Next Regularly Scheduled CPC Meeting – April 25, 2022**

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

Exhibit 1 –CPC Agenda, March 21, 2022.

Exhibit 2 –Draft CPC Regular Meeting Minutes from the February 28, 2022, meeting.

Exhibit 3 - Draft FY 2022 CPC Plan – Revised by Elizabeth Jenkins.

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 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**