



The Town of Barnstable

Community Preservation Committee

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Lindsey Counsell, Chair
Laura Shufelt, Vice Chair

Sue Rohrbach, Clerk
Theresa M. Santos, Administrative Assistant
Alisha Parker, Project Coordinator

MINUTES March 30, 2009

(Videotape may be accessed at <http://www.town.barnstable.ma.us/channel18/>)

Meeting called to order at 5:06pm

In attendance: Lindsey Counsell, Tom Lee, Marilyn Fifield, Paula Schnepf, Laura Shufelt, Terry Duenas, Sue Rohrbach, Patrick Princi, Janet Joakim

Minutes

Motion duly made by Terry Duenas, seconded by Laura Shufelt to accept the minutes of January 26, 2009 and February 9, 2009.

Vote: So voted unanimously

Correspondence:

- Letter of withdrawal from the Liberty Hall Club
- Letter of support for the Cahoon Museum from the Barnstable Historical Commission regarding stenciling; should be stabilized and protected – not warranting restoration
- Letter of thanks to CPC from the Barnstable Historical Commission regarding Historical Architect
- Letters of opposition – *none*
- Letters of support - *none*

Public Comment: *none*

Application Discussion / Decisions

Cobb Trust – Mary Dunn Road

- No discussion from CPC members

Motion duly made by Paula Schnepf, seconded by Tom Lee to approve the application for the Cobb Trust properties

Vote: So voted unanimously

Cahoon Museum

- Barnstable Historical Commission concurs with CPC in that the stenciling should be protected going forward, not restored at this point in time
- Window restoration is worthy; building does have storm windows which may not affect interior
- Grade work around building should be higher priority;
- Members suggest a new proposal with more complete detail

Motion duly made by Lindsey Counsell, seconded by Tom Lee to decline the request by the Cahoon Museum proposal at this time

Discussion

- *Laura Shufelt states that until the entire project is proposed, approving funding at this time in pieces is not advised; welcome a new application*
- *Tom Lee suggests the applicants review the report from the Historic Consultant and integrate the suggestions into the plan*

Vote: So voted unanimously

Town of Barnstable: Town Hall / School Administration Building

John Klimm, Town Manager

- Conveys thanks to CPC for their work and efforts; acknowledges the difficulty in moving forward with dwindling funds; expresses support about using CPA funds for the proposed projects from DPW; impresses consideration be given to both buildings as both are the 'seat' of local government; acknowledges sufficient CPA funds are not available to cover entire project(s) – as well as several worthwhile projects competing for CPA funding
- Alternative funding sources have actively - and continues to be a high priority; stated that both buildings were included in the economic stimulus packages submitted to the state
- Review provided regarding the TOB Capital Improvement projects and related costs; briefly reviewed additional high priority projects within the town
- Describes possibility of securing CPA funds for the façade and that additional funds would be more obtainable from outside sources
- Asking for a set-aside commitment

Leah Curtis, Town Councilor

- Expressed the need and current condition of the Town Hall building and its needs to bring it up to an acceptable standard
- Stated the actual building is clearly a residential need for a multitude of purposes; the building needs to be functional for residents and staff
- The infrastructure in general, and that of town buildings is a priority of the Town Council, and is more critical that addressing 'paint and wallpaper'

John Juros, DPW Project Manager

- Provided review of projects – past, present and future
- Updated status of Historic Architect; awaiting data on both buildings as well as a priority list
- Stated needs of both buildings; identified no definitive analysis available yet
- Expressed urgent concerns regarding façade repairs / restoration on the Town Hall building; exterior issues more significant than interior and more cost effective in the long run
- School Administration Building is in need of repair / restoration, however, not as imminently at the Town Hall building
- Reviewed past CPA funding projects on buildings
- States analysis and data should be available in approximately six weeks; reiterates that not phasing the project(s) is more appropriate

Discussion

- Supplemental funding alternatives; i.e. energy efficiency funding being sought
- Issues with both buildings have been known – past repairs discussed; reiterated that securing the shell of a building in need of repair / restoration is the priority
- Members inquire as to options available in that CPA funding is clearly marked for Affordable Housing, Open Space and Recreation, and Historic – and that only historic funds may be approved for historic projects; seeking options available
- Financially, phasing the project makes sense; however, similar costs happen in the phase process i.e. scaffolding, project management...this could be reduced if the project was not phased
- Set asides discussed; funding requests discussed; Chairman to speak with Finance Director and bring back options / possible alternatives; Land Bank debt clarified and discussed
- Request is to earmark a certain amount of funds which would then be available for access as projects progress; clarification on allowable
- Would like to see a shared commitment fashioned between CPC and the Town Council in terms of roads vs. buildings
- Suggestion that the south face be funded now and additional funding for future phases be secured in addition to CPA funds going forward
- Project management costs in application corrected
- CPC cannot commit funding for funds not available yet
- Potential for a bond as well

Motion duly made by Terry Duenas to examine the remaining amount of CPA funds that could be committed, or committed for so many years

Chairman recommends applications for Town Hall and School Administration Building be heard separately; stating that applicant will need to return with more specific numbers, under one project and not phased so as to not pay for scaffolding for each phase, etc., that would be a considerable savings

Amended motion made by Terry Duenas to accept both submissions as they exist

Discussion

- Not enough money
- Approach applications individually
- Wait for submission of updated data from Historic Architect
- Believe other funding opportunities could / should be sought
- Confirmed that the desired request is for 2 project managers so both projects could move forward simultaneously
- How could a plan be devised to accomplish this goal?
- CPC goal has always been to find shared resources

Motion duly made by Laura Shufelt, seconded by Paula Schnepf to postpone decision for 6-8 weeks until further detailed information is received from the Historic Architect

Vote: Aye = Lee, Counsell, Shufelt, Fifield, Schnepf, Princi

Nay = Rohrbach, Duenas

Motion passed

Galloway – Barnstable Land Trust

- Request is in the amount of \$100,000
- Discussion / questions = none

Motion duly made by Tom Lee, seconded by Laura Shufelt to approve CPA funds for this project

VOTE: So voted unanimously

Sturgis Library

- Revised request is in the amount of \$132,254
- Question regarding exterior stair, its location and reference
- Should look at historic applications all together
- Updates provided by Director, Lucy Loomis

Motion duly made by Laura Shufelt, seconded by Sue Rohrbach to postpone the funding decision based on the pending decision for other historic projects

VOTE: Aye = Lee, Rohrbach, Counsell, Shufelt, Fifield, Duenas, Princi

Nay = Duenas

Bush-Brown – Barnstable Fire District Water Department

- Request is in the amount of \$200,000

Motion duly made by Paula Schnepf to approve the request

Discussion

- Signed agreement in process
- Next step – Barnstable Land Trust will be meeting with the Fire District; at that time a signed agreement is mandatory
- Andrea Seddon, member of Land Acquisition and Preservation Committee; committee supports acquisition as it meets / exceeds LAP criteria

Amended motion made by Paula Schnepf, seconded by Tom Lee to approve the request provided a signed Purchase and Sales agreement is in place

Amended motion made by Sue Rohrbach, seconded by Paula Schnepf to approve the request contingent on the Barnstable Water District contributing equal funds amount

VOTE: So voted unanimously

Motion duly made by Lindsey Counsell to approve the funding request of \$200,000 for the Bush-Brown property

VOTE: So voted unanimously

Lamminen - #0 & #5 Bay Lane

- Request in the amount of \$175,000
- Correspondence from Building Commissioner, Tom Perry – lot is un-buildable

Motion duly made by Laura Shufelt, seconded by Paula Schnepf to deny the request of the Lamminen's for their property in Centerville

VOTE: So voted unanimously

General Discussion

Projects Update – Alisha Stanley, Growth Management

- Barnstable Housing Authority – Aunt Sarah’s House first floor renovation, work almost completed; site visit requested; see either Alisha Stanley or Theresa Santos for visit
- Suni Sands – Asbestos abatement – cost of \$2,300; RFP for demolition forthcoming
- Community Action Committee of Cape Cod and Islands – MOA signed, awaiting invoices for processing
- Centerville Historical Museum – Historic Restriction recorded; restriction is now a ‘sample’ on the CPC website; also posted is a Certificate of Vote and Certificate of Good Standing
- Marstons Mills Public Library – floor insulation, trim replacement, fire and carbon monoxide alarms, drainage and windows; the elevators and ADA restrooms are both under contract and will benefit from the requested funds
- First Baptist Church – final review with the Massachusetts Historical Commission
- Cammett House – final review with the Massachusetts Historical Commission
- Cobb Conservation Restriction – in process, working with Department of Environmental Protection

Discussion:

- Wellness Center Grant – no report received yet; Alisha will check on report availability
- Town Hall exterior – what funds have been expended? Expended funds are processed through DPW at their request

Timeline

- New timeline distributed for review
- Request for Theresa to set up joint Town Council / CPC meeting; may need special meeting

Committee Discussion:

- Town Hall building: concerns about how to work with all requests
 - * allocations need to be reviewed
 - * need clarification from DPW on what funds have been sought for these two large projects
 - * expectation re-iterated – CPA and other contributing funds
 - * project would be more effective with no phasing
 - * other funding alternatives need to be applied for
 - * DPW expenditures should be and need to be reviewed by CPC
 - * Request for DPW to report to CPC as to what money is available, what has been applied for, and what has been secured
- still concerned about 10% of CPA funds not being spent for affordable housing; CPC could allocate the 10%
- for affordable housing to the Housing Trust Fund Chair Counsell will work with the Town Manager and Finance Director on Town funding options
- Rental housing still remains critical
- Hold the CPA standard that application requests do require leverage
- Marilyn Fifield volunteers to assist
- CPC / Town cannot borrow against unassigned funds

Committee Reports -none

Closing Public Comment – none

Next CPC meeting scheduled for Monday, April 13, 2009

*Motion duly made by Paula Schnepf, seconded by Tom Lee to adjourn
Meeting adjourned at 6:48pm*

Respectfully submitted
Theresa M. Santos
CPC Administrative Assistant

APPROVED