



# The Town of Barnstable

Growth Management Department  
Community Preservation Committee  
367 Main Street, Hyannis, MA 02601  
Office: 508-862-4678 Fax: 508-862-4782

Lindsey Counsell, Chair  
Laura Shufelt, Vice Chair  
Sue Rohrbach, Clerk

Theresa M. Santos, Administrative Assistant  
Alisha P. Stanley, Project Coordinator

## MINUTES May 18, 2009

In attendance: Lindsey Counsell, Tom Lee, Marilyn Fifield, Terry Duenas, Sue Rohrbach, Laura Shufelt and Town Council liaison Janet Joakim

Meeting called to order at 5:09 pm

### Minutes of March 30, 2009

*Motion duly made by Laura Shufelt, seconded by Terry Duenas to approve the minutes of March 30, 2009 with minor corrections*

*Vote: So voted unanimously*

**Public Comment** - none

### Correspondence

- \* Letters of support - none received
- \* Letters of opposition – none received
- \* Letters of Interest
  - \* Barnstable Housing Authority, re: 70 Stage Coach Road
  - \* Liberty Hall Club, Marstons Mills
  - \* Old Village Store, West Barnstable
  - \* Town of Barnstable: Conservation Restriction Bay Point LLC Project
- \* Miscellaneous
  - \* Letter from Land Acquisition and Preservation Committee (LAP); re: Enos Property
    - Point of clarification: The Enos Property is communication received by LAP from the Growth Management Department and CPC has not received any letter of intent nor has there been a site visit.
  - \* Letter from Land Acquisition and Preservation Committee; re: Position of LAP with CPC
    - Clarification on how communication will take place between CPC and LAP as well as with other CPC applicable committees; once that process is in place, it will be shared not only with LAP, but with those other committees as well.

### Application Discussion / Decisions

#### Sturgis Library

- Lucy Loomis, Director provided updates; notification of Massachusetts Cultural Facilities Fund grant in an amount just under \$250k; should CPC funds be approved for this project the funds would serve as a necessary match to the grant.
- Marilyn Fifield requests for CPC Historic Consultant to review
- Previously submitted Existing Conditions report to be forwarded to CPC Historic Consultant for review in lieu of re-creating a new report at an unnecessary cost; requesting input on prioritization and brought back to June CPC meeting
- Concern surrounding the time involved and continuances of this project; need resolve

- Applicant reiterates willingness to work with CPC Historic Consultant

**Motion duly made by Sue Rohrbach to approve the Sturgis Library application tonight, and if CPC wants to get the Historic Consultant to look at it and have the information when it goes before the Town Council**

Amended motion

**Motion duly made by Sue Rohrbach, seconded by Terry Duenas to support the request for \$100,000 for the Sturgis Library pending review of their historic consultant report by the CPC historic consultant**

**Discussion:**

- Solutions offered to unforeseen changes possibly needed

**VOTE: So voted unanimously**

Hyannis Public Library

- CPC sent correspondence referencing review of the historic consultants report
- No new correspondence received as of yet; suggest moving pending application to the fall round

Barnstable Housing Authority: 70 Stage Coach Road, Centerville

- Ambitious project
- \*\* Laura Shufelt recuses herself
- Site visit needed

Liberty Hall Club

- David Curtis present
- Re-submission of previous application - as quotes have been received and somewhat lower than original estimates; work should be more refined than previously presented; site visit suggested

\*\* Laura Shufelt returns

Old Village Store, West Barnstable

- Discussion: eligibility of a for-profit project, specifically on town owned land (Lombard land)
- Regulations need to be investigated
- Application specified sprinkler system and foundation issues
- Janet Joakim revisits need for resolution clarification with the Town Council, will confer with the Town Council President and advise CPC accordingly; CPC policy needs to be developed regarding CPA funding applicability; with the land belonging to a trust, the applicability and procedure is unclear
- Building is of historic and village importance
- CPC members need to discuss a policy decision with the Town Council and defer further action on this application until protocol is in place

**Motion duly made by Lindsey Counsell, seconded by Terry Duenas to draft a letter to the applicant identifying the need for CPC to develop a policy decision in conjunction with the Town Council and correspondence will be forthcoming.**

**VOTE: So voted unanimously**

Bay Point LLC., Conservation Restriction (CR)

- Resolution to acquire a CR on the back lot that abuts zone 1; located off Main Street in Cotuit
- Part of a proposed resolution where the CR would be purchased to move the development to the front of the lot away from the zone 1; and the CR would be split between Cotuit Water District funding and potentially CPA funding; previously approved 40B with conditions

- Cotuit Water District will vote prior to CPC / Town Council

**Motion duly made by Laura Shufelt, seconded by Sue Rohrbach, to refer the application of the Town of Barnstable for the acquisition of a conservation restriction on the Bay Point LLC project subject to voter approval of the Cotuit Water District voting in favor of their portion of the funding**

**VOTE: So voted unanimously**

### **General Discussion**

- **CPC updates**
  - Include Unitarian Church in site visits on 6/6/09
  - Update CPC website – working on making the site user friendly while providing valuable information for potential applicants and the general public
  - Aunt Sarah’s house – on time / under budget; Barnstable Housing Authority has requested that CPC review remaining aspects of the project to see if they are applicable for CPA funding as some funds remain from the original project; affordable housing restriction in process
  - Suni Sands – proceeding accordingly
  - Eben L. Johnson – project completed
  - Hyannis Historic Inventory – proceeding accordingly – once CPC receives reports – Marilyn Fifield will provide respective information to the Barnstable Historical Commission as well
  - Centerville Historical Museum – work has been completed
  - Cobb Trust – (Patrick Princi arrives); project proceeding; new trustee not yet appointed
  - First Baptist Church – MA Historical Commission (MHC) has agreed to the language however, they are requiring that the entire structure be included in the historic restriction; future applicants need to be aware that the historic restriction will encompass the entire property
  - Osterville Historical Society Cammett House – due to this building being that the interior is so intact and that it is a museum house – restriction was revised to include the interior
  - Financial expenditure status for town buildings:
    - \* Clarification requested i.e. Old Selectman’s Building had work and expenditures not identified on the spreadsheet; bring back to June meeting for more detailed review
    - \* Discussion needs to take place among CPC members regarding projects that were approved and have had no action taken
    - \* Members request regular updates at each meeting
  - Point of clarification on Centerville Recreation Building – as of now, building will stay open and operating until otherwise notified
  - Site visits: Barnstable Housing Authority (70 Stage Coach Road, Centerville), Liberty Hall Club, Bay Point, LLC., Hyannis Public Library (if updates received in time), and the completed Unitarian Church; in regards to the Centerville Historical Museum Sue Rohrbach will make site visit and report back to CPC

\* Reminder: There are three items before Town Council on May 21<sup>st</sup>: Bush-Brown, Galloway and Cobb Trust

**Committee Reports - none**

**Closing Public Comment none**

**Motion duly made by Sue Rohrbach, seconded by Tom Lee to adjourn the meeting**  
**Meeting adjourned at 5:56pm**

Respectfully submitted  
 Theresa M. Santos  
 CPC Administrative Assistant