



# The Town of Barnstable

Growth Management Department



Jo Anne Miller Buntich  
Interim Director

## COMMUNITY PRESERVATION COMMITTEE

### MINUTES

July 20, 2009

Members Present: Sue Rohrbach, Lindsey Counsell, Laura Shufelt, Marilyn Fifield, Paula Schnepf, and Terry Duenas

Members Absent: Tom Lee, Patrick Princi, Joe O'Brien

Also present: Janet Joakim, Town Council Liaison

Meeting called to order at 5:04pm

#### Minutes:

**Motion duly made by Laura Shufelt, seconded by Terry Duenas to approve the minutes of June 22, 2009 as noted**

**Vote: Aye: Shufelt, Schnepf, Counsell, Duenas**

**Nay: Fifield**

**Abstain: Rohrbach**

Public Comment: - none

#### Election of Officers

**Motion duly made by Terry Duenas, seconded by Sue Rohrbach to re-elect Lindsey Counsell as Chair**

**Vote: So voted unanimously**

**Motion duly made by Lindsey Counsell, seconded by Terry Duenas to re-elect Laura Shufelt as Vice Chair**

**Vote: So voted unanimously**

**Motion duly made by Terry Duenas, seconded by Sue Rohrbach to elect Marilyn Fifield as Clerk**

**Vote: So voted unanimously**

#### Correspondence

Letters of support

- From Councilor Leah Curtis for Liberty Hall Club
- From Councilor Janice Barton for Liberty Hall Club

Letters of opposition – none received

Letters of Interest – none received

Miscellaneous – none received

#### Applications

Bay Point LLC, Conservation Restriction (*Open Space*)

- Presentation provided by Assistant Town Attorney, Charles McLaughlin
- Discussion included 40B, sewers, density, conservation restriction, number of units, concerns of the ZBA, and partnership with the Cotuit Water District

- Applicant asking for \$137,500, half of total cost for restriction; Cotuit Water District has agreed to match the town's contribution.
- Updated plans reviewed
- Settlement agreement ready; still subject to Growth Management Department review to ensure that the concerns are adequately reflected and thoroughly reviewed
- Proposed conservation restriction is a reasonable settlement

**Motion duly made by Laura Shufelt, seconded by Terry Duenas that the Community Preservation Committee recommends that the Town of Barnstable preserve the open space consisting of 1.05 acres of land at 671 Main Street, Cotuit, by taking \$137,500 from the Open Space Fund Balance**

*Discussion:*

- Clarification requested and received regarding the septic system
- Attorney McLaughlin clarified that the proposal is not a conveyance of a fee, but a purchase of a conservation restriction

**Vote: So voted unanimously**

TOB School Administration Building (*Historic*) Pending receipt of report from CBI

70 Stage Coach Road (Barnstable Housing Authority) (*Housing*)

- Postponed to August 17<sup>th</sup>, due to lack of quorum with recusals

Liberty Hall Club (LHC)

Presentation provided by Mr. David Curtis of the LHC

- Asking for \$77,000 in project support
- LHC is celebrating 150 years
- Focus areas reviewed
- LHC is supporting the project with a total of \$11,370, which makes the total project cost \$88,690
- Clarification on CPA funding eligibility for portions of the project
- Previous work done and paid for by the LHC noted
- Members will review the proposal and hope to make a determination on or before the September 28, 2009 meeting

Zion Union Heritage Museum (ZUHM) (*Historic*)

Presentation provided by Mr. John Reed, Vice Chair of the ZUHM

- Review of past work on the building
- Members concur that the shell of historic structures are significantly important
- Question and clarification regarding the previous work on the building supported with CPA funds and the condition of the roof then
- Project is crucial – need to protect the building and its contents
- Members state that there are several worthwhile historic projects with critical concerns coming forward and historic funds may not even be available in the next round of CPA funding; Paula Schnepf inquires as to when the status and movement will take place on the 'pending' previously approved CPC projects
- Members will review the proposal and hope to make a determination on or before the September 28, 2009 meeting

**General Discussion**

**CPC Plan**

- Minor changes reviewed
- Page 6: Open Space criteria should include protecting embayment or salt surface water quality in addition to, rather than drinking water quality
- Page 12: Historic Preservation – *revolving loan funds...* change language to reflect “could be established”
- Emphasis on exterior envelope priority should be clarified and included in the plan; Chair requests members to submit changes on the plan to staff
- Changes will be implemented and final draft will be ready for approval at the August 17<sup>th</sup> meeting
- Janet Joakim suggests providing a copy of the plan to the Town Council

**Next CPC meeting**

- Members request a comprehensive list / status of *all* projects (previously approved but not complete, newly approved and pending)

**Closing Public Comment**

David Houghton (as private citizen not town employee)

- Support of application for the Zion Union Heritage Museum

**Motion duly made by Terry Duenas, seconded by Laura Shufelt to adjourn**

Meeting adjourned at 6:21pm

Respectfully submitted

Theresa M. Santos

Growth Management Department