



Lindsey Counsell, Chair
Laura Shufelt, Vice Chair
Marilyn Fifield, Clerk

The Town of Barnstable



Theresa Santos, Administrative Assistant
Alisha Stanley, Project Coordinator

COMMUNITY PRESERVATION COMMITTEE

MINUTES October 14, 2009

Members Present: Lindsey Counsell, Laura Shufelt, Tom Lee, Sue Rohrbach, Marilyn Fifield, Terry Duenas, (late arrival) Patrick Princi

Members Absent: Paula Schnepf, Joe O'Brien, Town Council liaison Janet Joakim

Meeting called to order at 5:08 pm with a quorum present

September 28, 2009 minutes

Motion duly made by Laura Shufelt, seconded by Terry Duenas to approve the minutes of September 28, 2009

Discussion: Minor edits to be incorporated prior to posting

Vote: Aye – Counsell, Shufelt, Fifield, Duenas

Abstain – Lee, Rohrbach

Correspondence

Letters of support – *none*

Letters of opposition – *none*

Letters of Interest

From: Town of Barnstable, Growth Management Department, Paine Black House (Historic)

Public Comment – *none*

Motion duly made by Lindsey Counsell, seconded by Terry Duenas to move into Executive Session, to consider the purchase, exchange, lease or value of real property, and to convene into open session upon the completion of the Executive Session.

Roll Call vote: Lee – yes, Rohrbach – yes, Counsell – yes, Shufelt – yes, Fifield – yes, Duenas – yes

Executive Session commenced at 5:11pm

Public Meeting resumes at 5:25 pm

Application Discussion / Decisions

Municipal buildings: School Administration, Old Selectman's Building, Trayser Complex, Burgess House and Barn – (*Historic*) pending report from CBI Consulting

- These projects will be removed from future agendas and meetings until the report is available

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

Represented by Sandra Perry, Executive Director

* *Tom Lee and Laura Shufelt have both recused themselves*

- Proposal review provided by Sandra Perry
- Confirmation of maximum number of occupants from all units could be thirty-six (36)
- Construction timeline update provided
- Funding timeline and sources review provided

- Update provided on abandoned building on abutting lot; BHA will review any historic reference with the Old Kings Highway Committee
- All bidding subject to prevailing wage; both RFQ's and RFS's will be in effect; decisions are based upon the best / most qualified
- Project units will be 100% affordable and @70% occupied by current resident of the Town of Barnstable
- Review of developer fee

Motion duly made Terry Duenas that the Community Preservation Committee recommends that the Town of Barnstable acquire the property at 70 Stage Coach Road, and as proposed by the Barnstable Housing Authority

Language change

That the Community Preservation Committee support the creation of the community housing resource consisting of property at 70 Stage Coach Road, Centerville, and create the twelve (12) affordable housing units requested by the Barnstable Housing Authority at an estimated cost of \$350,000.00

Seconded by Sue Rohrbach, with additional friendly amendment language as follows "subject to receipt of all necessary permits and financing"

Vote: So voted unanimously

* Tom Lee and Laura Shufelt return

Paine Black House

Represented by Town Attorney, Ruth Weil

- Property is part of the formerly known Conant Farm; application seeks to secure final interest in the home
- Property located at 2135 Meetinghouse Way, West Barnstable

Motion duly made by Tom Lee to approve the purchase, seconded by Laura Shufelt

Language change

Motion duly made by Laura Shufelt, that the Community Preservation Committee recommend that the Town of Barnstable preserve the historic resource consisting of 2135 Meetinghouse Way, an interest in real estate located at 2135 Meetinghouse Way, West Barnstable, by purchasing that interest in the amount of \$75,000.00 from the undesignated funds

Language amendment

"acquisition of life estate interest at 2135 Meetinghouse Way, West Barnstable"

Discussion:

- Fund balance in Historic Preservation account - \$203,000 as of October 13, 2009
- Further amended language

"funding to come from Historic Preservation funds and not undesignated funds"

Motion review

Motion duly made by Laura Shufelt, seconded by Sue Rohrbach that the Community Preservation Committee recommend that the Town of Barnstable preserve the historic resource consisting of the life estate interest in

2135 Meetinghouse Way, West Barnstable, as requested by the Growth Management Department at a cost of \$75,000.00 to be taken from Historic Preservation funds.

Vote: So voted unanimously

General Discussion

Wellness Center project report

- Report received and distributed; request for Theresa to re-send to members
- Request for remaining funds be returned to Community Housing Funds

2010 Meeting Schedule

- Request for members to review and finalize at November meeting

Outstanding Projects

- Several projects remain outstanding pending updates / reports / etc.

Historic Projects

- Committee discusses and agrees that future incoming historic projects submitted with a general letter of interest and have the historic consultant review prior to CPC consideration
- Language in letter of interest requirements to be revised, possibly ready for committee review at the November 16, 2009 meeting

Nelson Coal & Oil

- Request for Chair Counsell to update members on status of acquisition and provide feedback at November 16, 2009 meeting

Closing Public Comment - none

Motion duly made by Sue Rohrbach, seconded by Tom Lee to adjourn

Meeting adjourned at 5:59 pm

** Further detail may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us> **

Public files are available for viewing during normal business hours in the Growth Management office located on the 3rd floor of Town Hall, 367 Main Street, Hyannis

Respectfully submitted
Theresa M. Santos
CPC Administrative Assistant