



Town of Barnstable COMMUNITY PRESERVATION COMMITTEE



www.town.barnstable.ma.us/CommunityPreservation
Email: CommunityPreservationCommittee@town.barnstable.ma.us

Committee Members

Lindsey B. Counsell – Chair • Laura F. Shufelt – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Sue Rohrbach – At Large
Paul R. Curley – Planning Board • Tom Lee – Conservation Commission • Richard Sawyer – Recreation Commission • Deborah Converse – Housing Authority
Will Crocker – Town Council Liaison

Monday, May 19, 2014

367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room

5:30 PM

APPROVED MINUTES

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Absent
Marilyn Fifield – Clerk	Present
Paul Curley	Absent
Terry Duenas	Present
Tom Lee	Present
Sue Rohrbach	Present
Richard Sawyer	Present
Deborah Converse	Absent
Will Crocker, Town Council Liaison	Absent

Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:38 pm. Chair Counsell then read into record: "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 members of the public were taping the meeting.

Chair Counsell entertained a motion for approval of the minutes of the April 28, 2014 CPC meeting.

Motion duly made by Richard Sawyer, seconded by Tom Lee, to approve the minutes of April 28, 2014 as amended; so voted unanimously to approve.

Correspondence

Notice for request for payment of 2014 Community Preservation Coalition Dues

A motion was duly made by Tom Lee, seconded by Richard Sawyer, to expend \$7,900 from the CPA administration account for payment of the 2014 Community Preservation Coalition Dues. So voted unanimously to approve.

Presentation(s)

None

Letter(s) of Intent

Fund request from the Board of Trustees of the Barnstable Community Horace Mann Charter Public School for a new playground.

- Marilee Cantelmo, School Leader and Principal of the BCHMCPS, was in attendance on behalf of the Board of Trustees to present a playground proposal to the members of the CPC.
- Ms. Cantelmo submitted a PowerPoint presentation that discussed the committees involved in the project, the history of the playground, the design, layout, and cost. Ms. Cantelmo explained that the playground would be used by the students of BCHMCPS as well as neighborhood children.
- Ms. Molly Sproul, first grade teacher at BCHMCPS and member of the Board of Trustees, presented an overview of the history of the playground. She stated that the current playground is 25 years old and was closed in the Fall of 2013 due to safety concerns.
- The Town's Recreation Department will be involved in the design of the new playground with regard to safety, and it will be built to code and will be handicap accessible.
- BCHMCPS is requesting funding from the CPC in the amount of \$60,000. The total cost of the project is \$131,000; and the current total raised through a variety of sources is \$50,087.74.

A motion was duly made by Richard Sawyer, seconded by Tom Lee, to approve the application for funding for the BCHMCPS K-3 playground, with approval of the equipment from the Recreation Department staff, in the amount of \$60,000 from the Open Space/Recreation funds. So voted unanimously to approve.

Revised fund request from the Town Manager for the acquisition of .18 acre of land at 659 Main Street, Hyannis (formerly Stone's Antiques).

Chair Counsell stated that the purchase price of \$15,500 is less than 10 percent of the assessed land value. The Stone family wishes to restrict the property to open space. No funds are yet being requested for a park; the DPW is working on getting estimates for that.

Richard Sawyer asked if the Town will be coming before the CPC for funds for a park. Chair Counsell responded that they would at some future time.

Terry Duenas asked if the Town is responsible for any demolition or removal of debris. Chair Counsell responded that the family is proceeding with removal of the building at their expense.

Richard Sawyer asked if the building had been evaluated by a historical consultant. Chair Counsell responded that that request was declined as the Town is not being offered the building. Mr. Sawyer reminded that Laura Shufelt had asked if the building had been evaluated as to whether it definitively had to be demolished. Chair Counsell stated that the Fire Department had looked at the building, but further stated that the Town is not being offered the building. In response to Mr. Sawyer's request for a breakdown of the expenditure of the \$15,500, Attorney David Houghton stated that the funds are to acquire the fee simple interest which goes to the seller.

Marilyn Fifield expressed her concern that the Historical Commission had not had an opportunity to consider or comment on this, reminding that the building was twice found eligible for National Register listing by the Town's professional consultants, most recently in 2008, and she was disappointed that the CPC historic preservation consultant had not looked at it.

Attorney Houghton stated that the property had received a certificate of demolition from the Hyannis Historic District Commission two years ago and that the minutes of that meeting indicate that the building had been evaluated for those purposes, citing "deterioration notable; mold is present; roof leaks, electric open to element; structure is beyond repair and ability to salvage."

A motion was duly made by Sue Rorhbach to consider the Letter of Intent as the application, approve the funding request, and forward on to the Town Council. Motion was seconded by Terry Duenas.

Aye – Lindsey Counsell, Terry Duenas, Sue Rorhbach, Tom Lee
Nay – Marilyn Fifield, Richard Sawyer
Motion approved.

Application(s)

Fund request from the Town Manager for a comprehensive design program for the restoration of recreation fields in the Town.

No further information has been received.

General Discussion

Richard Sawyer reported on his attendance at the ribbon-cutting for the Habitat for Humanity house at 70 Ginger Lane.

Chair Counsell asked for consensus regarding modifying the funding timeline to reflect a September deadline for the next round in order to accommodate the time restrictions of the Town Council during the budget review process in the spring. A new funding timeline will be available at the June meeting.

Questions were raised by Richard Sawyer regarding the accuracy of the financial statements. He will work with Chair Counsell on clarification for the next meeting.

Old Business

None

Closing Public Comment

None

Adjournment

Chair Lindsey Counsell entertained a motion to adjourn, moved by Richard Sawyer, seconded by Tom Lee; so voted unanimously to adjourn.

The meeting adjourned at 6:30 pm

Next Regularly Scheduled CPC Meeting – Monday, June 23, 2014

List of documents/exhibits used by the Committee at the meeting

- Exhibit #1: Draft CPC Meeting Minutes – April 28, 2014
- Exhibit #2: Community Preservation Fund Schedule of Unreserved Fund Balances by Program as of May 13, 2014
- Exhibit #3: Community Preservation Fund Appropriation List from Inception as of May 7, 2014
- Exhibit #4: Community Preservation Coalition 2014 dues notice
- Exhibit #5: Barnstable Community Horace Mann Charter Public School LOI for new playground
- Exhibit #6: Town Manager LOI for acquisition of vacant land – 659 Main St. Hyannis
- Exhibit #7: Barnstable Community Horace Mann Charter Public School PowerPoint presentation
- Exhibit #8: Town Council 5/22/14 Meeting agenda items

Respectfully submitted,
Marjorie Watson
Administrative Assistant
Community Preservation Committee

Please Note: The list of matters are 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 it 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