



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 Fifiel – Historical Commission • Terry Duenas – At Large • Sue Rohrbach – At Large
 Stephen Helman – Planning Board • Tom Lee – Conservation Commission • Richard Sawyer – Recreation Commission • Deborah Converse – Housing Authority
 Will Crocker – Town Council Liaison

Monday, February 23, 2015
Regular Public Hearing – Approved Minutes
 367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room
5:30 PM

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Present
Marilyn Fifiel – Clerk	Present (arrived at 5:50 pm)
Terry Duenas	Present
Stephen Helman	Absent
Tom Lee	Present
Sue Rohrbach	Present
Richard Sawyer	Present
Deborah Converse	Present
William Crocker, Town Council Liaison	Absent

Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:33 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 one present was recording the meeting.

Minutes

A motion was made by Sue Rohrbach, seconded by Terry Duenas, to approve the Community Preservation Committee minutes of February 9, 2015, as amended. Voted to approve; Laura Shufelt abstained.

Old Business

None

New Business

None

Letters of Intent

Letter of intent from the Barnstable Housing Authority for CPA funds in the amount of \$125,000 for the purchase of .72-acre parcel of land on Ridgewood Avenue Hyannis – (As a member of the Barnstable Housing Authority, Deborah Converse recused herself.) Lori Finton, Director of the BHA, explained that the purchase of this land is for the building of a duplex or triplex home for affordable housing.

Laura Shufelt asked if the BHA had an appraisal or a purchase and sale agreement. Ms. Finton stated that they do not, as they are only in the preliminary stages of discussion with the land owner. Ms. Shufelt stated that the BHA would need to have an appraisal submitted before the CPC could grant the request. Ms. Finton said that the \$125,000 was the asking price for the property.

Ms. Finton said that the home would be a New-England-built modular home, and Ms. Shufelt noted that the BHA would still need to use a design architect and that the BHA is required to go through the 30B procurement process before signing a P&S.

Ms. Finton said additional funds may be sought from the Town and the Affordable Housing Trust to supplement BHA funds for construction of the home.

A motion was made by Richard Sawyer to move the letter of intent to full application for the purchase of .72 acres on Ridgewood Avenue, Hyannis, for the purchase price of \$125,000 from the Affordable Housing CPA funds. Motion seconded by Tom Lee. Laura Shufelt amended the motion to include "contingent on proof of 30B procurement." Amendment accepted by Richard Sawyer. Motion passed unanimously.

Letter of Intent from the Barnstable Housing Authority for CPA funds in the amount of \$75,000 for roof replacement of Career House, 71 Pleasant Street, Hyannis - *(Sue Rohrbach recused herself as a member of the Advisory Board of the Friends of Baybridge; Deborah Converse recused herself as a member of the Barnstable Housing Authority.)* Lori Finton explained that Career House serves eight individuals with 8 bedrooms, shared bath, kitchen and living facilities and that the house is part of Barnstable Housing Authority's Rental Acquisition Program and is neither State nor federally funded. Without work on the envelope of the building, the program would not be able to continue in that location. A recent capital needs study confirmed that the first priority is to replace the roof, and Ms. Finton said the house is in the Historic District.

Richard Sawyer said that he would like to see a detailed report as to everything the house needs, including foundation, roof, any possible wood rot repair and landscaping. Chair Counsell recommended that the capital needs study be included in the final application.

Laura Shufelt said that currently the house is not deed-restricted a requirement for CPA funding. Additionally, she advised that CPA funds can only be used for the building envelope.

A motion was made by Tom Lee to move the Letter of Intent to the application phase, with supporting documentation of the building needs for Career House in Hyannis, and to review the final request in terms of the full amount projected. Seconded by Richard Sawyer. Five in favor; one opposed; motion approved.

Correspondence

A motion was made by Richard Sawyer, seconded by Tom Lee, to approve the payment of the Community Preservation Coalition 2015 dues in the amount of \$7,900 from the Community Preservation Committee administrative funds. Voted unanimously to approve.

Application/Presentation:

Application for \$300,000 for the acquisition of parcel at 111 Prince Avenue, Marstons Mills – CPC Chair Lindsey Counsell presented the application, noting that there is a signed Purchase and Sale agreement for \$275,000, with the additional \$25,000 for closing costs, planning and design. The parcel would provide parking for Prince Cove Marina, boat ramp, and other recreational water activities. Timeline for the project is:

Closing:	June 2015
Planning:	Fall 2015
Final Design & Construction Budget:	Winter 2015
CIP request & additional funding request if needed:	Spring 2016
Construction:	Fall 2016

Total estimated cost of the project, including construction of a sidewalk and landscaping, would be \$625,000.

In response to questions from the Committee, Chair Counsell said that there would be discussion with the neighborhood during the planning process and that the parking lot could accommodate about 20 cars without boats or trailers.

A motion was made by Richard Sawyer to approve the application for the acquisition of 111 Prince Avenue, Marstons Mills, in the amount of \$300,000 from CPA open space funds. Motion seconded by Sue Rohrbach; voted unanimously to approve.

General Discussion

CPC agreed to hold a Housing Workshop during the regularly-scheduled April meeting, but at a different venue in order to accommodate a longer meeting time. Laura Shufelt will talk to Jo Anne Miller Buntich about presenting the Housing Needs Study at the workshop, with Jennifer Goldson, author of the Housing Needs Study, to facilitate the workshop.

A review and discussion of the latest CPA financials followed.

Closing Public Comment

None

Adjournment

A motion was made by Tom Lee, seconded by Sue Rohrbach, to adjourn. Meeting adjourned at 6:30 pm after unanimous vote.

Next Regularly Scheduled CPC Meeting – March 23, 2015

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

- Exhibit #1 LOI – Barnstable Housing Authority – 57 Ridgewood Avenue, Hyannis
- Exhibit #2 LOI – Barnstable Housing Authority – 71 Pleasant Street, Hyannis
- Exhibit #3 Community Preservation Coalition 2014 Year in Review
- Exhibit #4 2015 Community Preservation Coalition Dues Notice
- Exhibit #5 Application for property acquisition of 111 Prince Avenue, Marstons Mills
- Exhibit #6 CPA Financial Statements – dated 1/26/15

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