



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE



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

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large
 Stephen Robbichaud– Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission
 Deborah Converse – Housing Authority • Farley Lewis – At Large

Monday, December 21, 2020
Regular CPC Meeting APPROVED Minutes
Remote Access Meeting Via Zoom Link: <https://zoom.us/j/93017015821>
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present till 5:45
James Tenaglia	Present
Deborah Converse	Present
Stephen Robichaud	Present
Farley Lewis	Present

Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and read: “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

The motion of Marilyn Fifield, seconded by Tom Lee, to approve the September 21, 2020, Regular Meeting minutes as submitted passed unanimously by roll call vote of the 9 members present: Aye 7, No 0, Abstained 2.

DPW Historic Preservation Projects Update

Mr. Mark Marinaccio, Town Architect, Department of Public Works, narrated a PowerPoint presentation of Community Preservation-funded projects, including photos and plans and an update on progress:

- Burgess House/Barn Improvements – CP Historic Preservation Funding - \$84,284
 - Completed work: design, fence, brick walk, handicapped parking, landscape, irrigation system, downspouts, driveway improvement
 - Work in Progress: wood access ramp, window evaluation.

- U.S. Custom House Carriage House – CP Historic Preservation Funding - \$243,496
 - Completed work: Design by CBI Architects, window restoration, door restoration, architectural asphalt shingle roof, structural tie rod, brick repointing, masonry sealer, frost heave repair.
 - Work in Progress: punch list.

- Historical Significance: National Register of Historic Places, Old King's Highway Regional Historic District, Historic Preservation Restriction – Mass. Historical Commission.
- Centerville Recreation Building – Limited Interior Restoration – CP Historic Preservation Funding - \$163,800; Capital Improvement Plan funding \$185,000
 - Completed Improvements: Design by GGD Engineers, limited restoration of walls, ceilings; ADA -compliant accessible restrooms; historic lighting in two meeting rooms, window replacement design.
 - Work in Progress: Demolition, plumbing, electrical, mechanical, fire protection upgrades, ceiling restoration.
- West Barnstable Community Building Window Replacement – CP Historic Preservation Funding \$327,995.
 - Work Completed: Design by DPW, removal of failed aluminum windows, installation of new wood windows to match original size and pattern, including diamond-pane windows.
 - Work in Progress – punch list.
 - Historical Significance: 1902 original construction; Meetinghouse Way National Register Historic District; Old King's Highway Regional Historic District.
- Paine-Black House – History, Evaluation, Improvements and Repairs and Remaining Work.
 - C.mid to late 1700s, 1-1/2 story full cape of Federal period, built on Deacon Crocker land grant; the building documents construction techniques of this period, contributes to the Meetinghouse Way National Register Historic District, and is located in the Old King's Highway Regional Historic District.
 - CPC contracted with Hadley Crow Studio in 2014 to evaluate the building, resulting in recommended corrective actions: historically-correct repairs to the building envelope, including replacement of roof and chimney flashing, mold remediation; structural modification as recommended by Structures North, building dehumidification. Most of this work is completed.
 - CPC Historic Preservation Funding - \$242,822 – Remaining Interior Work: sister floor joists in 1 remaining room; install a new accessible door, restore other doors; install ADA-compliant bathroom plumbing and fixtures; complete interior finish restoration, including trim, wide plank floors; paint; restore fireplace. Remaining Exterior/Site Work: Add brick access walk/ramp, grade and landscape.

Letters of Intent

- An updated Letter of Intent was received from the Cape Cod Center for the Arts, Inc., DBA The Cape Playhouse, Dennis, MA, requesting \$100,000 in Barnstable CP Historic Preservation funds for the restoration of the eastern side of the Playhouse. Project includes re-shingling, trim replacement, installation of new gutters, down spouts and dry wells, new doors and sills, new staircases to the balcony, and window replacement or restoration. Total project cost is \$650,000, with secured funding of \$550,000. Project under review by the Legal Department for eligibility as a regional Community Preservation project.

Chair Counsell explained that, at this point, this is an intake of the Letter of Intent, with an opinion from the Legal Department as to eligibility anticipated for the next CPC meeting. CPC members inquired if the percentage of patrons from Barnstable is known and also if a lesser amount than requested can be recommended by CPC.

Applications

- Barnstable Historical Society, Inc. – Revised Submission of Application for Funding with 2 Additional Bids for Phase I work. Updated CPC request for Phase I funding - \$89,950 and updated outline of costs for all future phases of the project.

Chair Counsell explained that additional bids received by the Barnstable Historical Society were lower than those in the original Application. Review of estimates and the adjusted amount requested and vote to recommend will be taken up at the next CPC meeting.

Public Comment

None.

Correspondence Received:

Chair Counsell acknowledged and reviewed the following correspondence received:

- Tales of Cape Cod – Olde Colonial Courthouse – Phase II Project Completion Report. CPC members complimented the project report.
- Barnstable Affordable Housing Growth and Development Trust Fund Activities Relating to the Award of Community Preservation Funds for Period from August 1, 2020, through October 31, 2020/Evaluation Criteria Worksheet and Point Assignments dated November 25, 2020. As requested by CPC members, staff will provide follow-up on status of the 850 Falmouth Road project.
- Notice from DPW regarding Public Input Sought for CC Rail Trail Extension.

Chair Counsell reviewed the following Project Updates:

- CapeBuilt 255 Main Street LLC and Mid Point Community Housing Applications – Finalization of Housing Restrictions in process.
- Funds for the acquisition of 830 Wakeby Road, Marstons Mills, and 28 Falcon Road, West Barnstable, were appropriated at the November 19, 2020, Town Council meeting. 28 Falcon Road closing was anticipated before year's end.
- Funds for the new Pickleball Court in Marstons Mills were appropriated by Town Council and will be available January 4, 2021.

Member Discussion:

- 2021 Community Preservation Meeting Schedule.
Motion was made by Tom Lee and seconded by James Tenaglia to approve the 2021 CPC meeting schedule without revision. Roll call vote: 8 Aye, 0 No.
- Recreation Commission Report summary presentation by James Tenaglia was postponed to the next CPC meeting, with another link to the report to be provided.

- Chair Counsell noted that the Town Manager is following the DPW Field Study for Town projects.
- Follow-up will be pursued regarding the appointment of a Town Council Liaison to the Community Preservation Committee.

Adjournment:

Motion was made by Tom Lee and seconded by Stephen Robichaud to adjourn. Motion passed with a unanimous roll call vote of the members present - 8 Aye, 0 No - and the meeting adjourned at 6:24 p.m.

Next Regularly Scheduled CPC Meeting – January 25, 2021

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

- Exhibit 1 – CPC Agenda – December 21, 2020.
- Exhibit 2 – CPC Draft Regular Meeting Minutes –September 21, 2020.
- Exhibit 3- Letter of Intent and Supplemental Information -The Cape Playhouse and.
- Exhibit 4 - Revised Submission/Budget – Barnstable Historical Society, Inc. Application
- Exhibit 5 – Tales of Cape Cod – Olde Colonial Courthouse – Phase II Building Restoration Project Report.
- Exhibit 6 – Report on the Affordable Housing/Growth & Development Trust Fund Activities Relating to the Award of Community Preservation Funds for Period from August 1, 2020 through October 31, 2020 and Supporting Documents.
- Exhibit 7 – DPW Notice for Input for the Cape Cod Rail Trail Extension.
- Exhibit 8- Draft CPC 2021 Meeting Schedule.

Respectfully submitted,
 Ellen M. Swiniarski
 Community Preservation Coordinator
 Planning & Development Department
and edited by CPC Clerk Marilyn Fifield

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**