



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 Robichaud – Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission
 Deborah Converse – Housing Authority • Farley Lewis – At Large

Monday, September 21, 2020
Regular CPC Meeting APPROVED Minutes
Remote Access Meeting Via Zoom Link: <https://zoom.us/j/94180216633>
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present from 5:45
Tom Lee-Vice Chair	Present
Katherine Garofoli	Absent
James Tenaglia	Absent
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 Stephen Robichaud, to approve the August 17, 2020, Regular Meeting minutes as submitted passed unanimously by roll call vote of the 6 members present: Aye 6, No 0.

The motion of Marilyn Fifield, seconded by Stephen Robichaud, to approve the August 17, 2020, Annual Meeting minutes as submitted passed unanimously by roll call vote of the 6 members present: Aye 6, No 0.

Letters of Intent

None received.

Applications

- An Application was received from the Department of Public Works seeking \$522,569 in Community Preservation Open Space/Recreation Funds to cover increased costs for the construction of 10 dedicated pickleball courts and 2 tennis courts with pickleball overlay lines in Marstons Mills. The requested funding represents a portion of the total project cost of \$1,142,569, with \$620,000 to be provided by Capital Improvement Plan (CIP) funding, after the community called for pickleball courts in the recent townwide field study.

Town Architect Mark Marinaccio of the Department of Public Works narrated a Power Point presentation depicting the condition of the six existing asphalt tennis courts in Marstons Mills. He explained that for Fiscal Year 2020 the Town Council, during the CIP process, approved \$620,000 to renovate the existing tennis courts and, due to a large interest in pickleball and the comprehensive field study recommendations, the Town Council voted to also include pickleball lines on the traditional tennis courts. He said a test patch was installed in 2017 to see if the courts could possibly be repaired, but that patch failed within 6 months. He began looking at pickleball court standards online, visiting nearby courts, and modeled the pickleball courts after the West Yarmouth facility. He reminded that the recent townwide field study indicates that the Marstons Mills tennis courts were used most often by the general public, and the field study recommends development of pickleball and tennis courts at the Marstons Mills location. With a total project cost estimated at \$1,142,569, Mr. Marinaccio explained that the requested Community Preservation funding is to cover increased costs due to gains in project scope and construction cost of 10 dedicated pickleball courts and 2 tennis courts with pickleball overlay lines, including HP parking and a shed for storage, at \$522,569, with supplementary CIP funding of \$620,000. He added that Town Council funding would only cover the cost to renovate the 6 failed tennis courts.

Mr. Marinaccio explained that the proposal to use post-tension concrete instead of asphalt is a good choice as this type of concrete has a life of 20 years versus 5-6 for asphalt. He said that although post-tension concrete costs twice as much up front, the longevity of the courts is three times that of asphalt.

Tom Lee noted that he researched the post-tension concrete material and that there is no major maintenance associated other than repainting the colored paint. Mr. Marinaccio said that this would be a Spring construction project and take 2 months to construct.

Sarah Beal, Channel 18 Manager and Zoom meeting host, read a list of the names of 11 people who had joined the Zoom meeting to show support for the pickleball project.

Motion was made by Chair Lindsey Counsell and seconded by Deborah Converse to recommend to the Town Council through the Town Manager support for the Department of Public Works request for \$522,569 in Community Preservation Open Space/Recreation funds to cover increased costs for the construction of 10 dedicated pickleball courts and 2 tennis courts with pickleball overlay lines in Marstons Mills. The requested funding amount represents a portion of the total project cost of \$1,142,569 with \$620,000 to be provided by the Capital Improvement Plan (CIP) appropriation. Motion passed unanimously by roll call vote of the members present: 6 Aye, 0 No.

- An amended Application has been received from Barnstable Historical Society for Communiy Preservation Historic Preservation Funds up to \$255,000 for CBI Report – Priority 1/Phase 1 work including: basement floor, footings and foundation walls; first-floor framing including sistering floor joists; and new footings, foundation and supports for the west porch. Matching funds in the amount of \$74,090 have been recently spent by the Barnstable Historical Society for a new roof, furnace, interior stairway, electrical system, porch and vestibule included in the master plan; and, fee for structural/architectural reports from CBI.

The Barnstable Historical Society will engage a professional fundraising consultant to assist in raising the funds necessary to undertake the remaining phases of the Master Plan through private and public donations, grants, and other sources available for such purposes.

Mr. Joseph Berlandi, Mr. Rich French and Mr. John Stackhouse from the Barnstable Historical Society were present and provided the background for the amended Application before the Committee. Mr. Berlandi explained that two years ago, BHS had submitted a CPC Application for Historic Preservation funds and, in response, CPC reasonably requested BHS to present long-range plans for upgrading the property with a prioritized restoration plan. BHS subsequently hired CBI Consulting in May 2020 to prepare a structural/architectural historic building analysis identifying and prioritizing the required restorations. Mr. Berlandi presented a 7-year, 4-phase plan, saying if Phase 1 work is approved, Phase 1 work will commence in June 2021. He added that the intention is to engage a fund-raiser and then commit to applying for available matching grants.

Deb Converse commented favorably on the prioritized report and plan for guidance. Tom Lee, having visited the site, said that Phase 1 work is appropriate to avoid further damage. Marilyn Fifield noted a possible upcoming Mass. Historical Commission Preservation Projects Fund grant opportunity with possible November deadline. Chair Counsell said that additional bids to total 3 will be required, as well as the recording of a Historic Preservation Restriction, before CP funds can be released.

Three members from the public were present to support the Barnstable Historical Society Application for Phase 1 work.

Motion was made by Chair Counsell and seconded by Marilyn Fifield to recommend to the Town Council through the Town Manager to support the Barnstable Historical Society request for up to \$255,000 in Historic Preservation funds for CBI Report Priority 1/Phase 1 work, including basement floor, footings and foundation walls; first-floor framing including sistering floor joists; and new footings, foundation and supports for the west porch. Matching funds in the amount of \$74,090 have recently been spent by the Barnstable Historical Society for building repairs and preparation of the structural/architectural report.

Motion was made by Chair Counsell and seconded by Tom Lee to amend the funding source in the motion to read: up to \$255,000 first from the Historic Preservation fund, and then from the Undesignated fund. Motion passed unanimously by roll call vote of the members present: 7 Aye, 0 No.

PUBLIC COMMENT

None.

Correspondence Received:

Chair Counsell acknowledged the following correspondence received:

- Community Preservation Fund Financial Reports as of June 30, 2020, prepared by Mark Milne, Director of Finance.
- Chair Counsell announced that the Virtual Design Public Hearing by MASS DOT to take public comment on proposed Barnstable-Yarmouth Cape Cod Rail Trail (Phase III) Project scheduled for September 24, 2020, has been postponed to October 9, 2020. Construction is anticipated in 2022.

- Barnstable Affordable Housing Growth and Development Trust Fund Activities Relating to the Award of Community Preservation Funds for period from February 1, 2020, through July 31, 2020.
- Attorney Ruth Weil and BAHGDT member Laura Shufelt were present and read the Affordable Housing Trust report into the record, outlining the following:

Funding Activities :

- Award of \$300,000 Grant to Housing Assistance Corporation for Temporary Emergency Rental Assistance.
- Award of Loan to the Cape and Islands Veterans Outreach Center, Inc.
- Issuance of a New Comprehensive Notice of Funding Availability, Effective August 1, 2020, for Affordable Housing Development.

Marketing Activities:

- Press Release regarding the Notice of Availability of Funding as well as the HAC Emergency Rental Assistance Program.
- Update to the Community Preservation Committee website directing all Community Housing applicants to the Trust's website.

Chair Counsell reviewed the following Project Updates:

- Tales of Cape Cod – Project complete. Both Chair Counsell and Tom Lee expressed great approval of the work performed at the Olde Colonial Courthouse building.
- Hyannis Golf Club Application was approved at the September 3, 2020, Town Council public hearing.
- St. Mary's Episcopal Church – 2nd funding request approved after site visit.
- Acquisition of 830 Wakeby Road and 28 Falcon Road will be scheduled for Town Council appropriation.
- A Letter of Intent for Barnstable Hollow is anticipated from DPW for the October 19, 2020, CPC meeting.

Member Discussion:

- Vote to accept revisions to the Draft Fiscal Year 2021 CPC Plan for finalization.
Motion was made by Deborah Converse and seconded by Tom Lee to accept the revisions to the Draft CPC Plan for Fiscal Year 2021 resulting from the Annual Meeting. Motion passed with a unanimous roll call vote of the members present: 7 Aye, 0 No.
- Vote to accept the revision to the text content of the Draft 2021 CPC Handbook with pictures to be added, once received.
Motion was made by Deborah Converse and seconded by Tom Lee to accept the revisions to the text content of the Draft 2021 CPC Handbook. Motion passed with a unanimous roll call vote of the members present: 7 Aye, 0 No.
- Recreation Commission Report summary by James Tenaglia was postponed.
- Chair Counsell noted that all of the State reports required for Community Preservation funding have been filed. Additionally, he noted that the CPC is now in compliance with requirements for annual meetings and updated CPC plan.
- Members noted that having the prioritized architectural/structural report for the BHS project provided guidance and clarification.

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 - 7 Aye, 0 No - and the meeting adjourned at 6:35 p.m.

Next Regularly Scheduled CPC Meeting – October 19, 2020

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

- Exhibit 1 – CPC Agenda – September 21, 2020
- Exhibit 2 – CPC Draft Regular Meeting Minutes – August 17, 2020
- Exhibit 3- CPC Draft Annual Meeting Minutes – August 17, 2020
- Exhibit 4 - Application - DPW Marstons Mills Pickleball & Tennis Court Project
- Exhibit 5 – Application –Barnstable Historical Society – Phase 1 Historic Preservation
- Exhibit 6 – Community Preservation Financial Reports as of June 30, 2020 prepared by Mark Milne, Director of Finance.
- Exhibit 7 – Barnstable Affordable Housing Growth and Development Trust Fund Activities Report and Supporting Documents.
- Exhibit 8- Draft CPC Plan for Fiscal Year 2021

Respectfully submitted,
Ellen M. Swiniarski
Community Preservation Committee Assistant
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**