



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 • Jessica Rapp Grassetti – Town Council Liaison

Monday, September 20, 2021
Regular CPC Meeting APPROVED Minutes
Remote Access Meeting Via Zoom Link: <https://zoom.us/97307947815>
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present
James Tenaglia	Present
Deborah Converse	Present
Stephen Robichaud	Absent
Farley Lewis	Present
Jessica Rapp Grassetti – TC Liaison	Present

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.

Call to Order (Roll Call)

Present: Tom Lee, Marilyn Fifield, Deb Converse, James Tenaglia, Katherine Garofoli, Farley Lewis Terry Duenas, and Lindsey Counsell.

Minutes

The motion of Farley Lewis was seconded by Tom Lee to approve the July 19, 2021, Regular CPC Meeting Minutes as submitted. Motion carried with a unanimous Roll Call Vote: Yes - 7, No – 0.

Letters of Intent

- **Letter of Intent from the Historical Society of Santuit and Cotuit (HSSC) seeking \$59,000 in Community Preservation Historic Preservation funds for preservation and protection of stored archives and artifacts on display in climate-controlled areas; addition of a fire alarm system to the Museum, Dottridge Homestead and Ice House buildings; and restoration of a closet in the Dottridge Homestead to its original use as a pantry, allowing for additional educational opportunities. \$103,000 has been raised to date with a matching donation of up to \$100,000 anticipated.**

Ms. Carol Zais and HSSC Building Chair Steve Devlin represented the Historical Society along with the new HSSC administrator and HSSC vice president, explaining that he will be doing the construction for the renovation and addition. Mr. Devlin noted that the HSSC is constructing a three-story addition where the Fire Museum is now, resulting in a slightly larger footprint, with the addition of 3 climate-controlled floors to store archives and documents safely. He said that the first floor will house the Fire Museum, with an office above it and a basement below for archives with climate-control for storage. Presently, he added, the archives are in the basement of the Homestead, and a lot of items have been lost due to its not being climate-controlled. He said the Ice House building and the Homestead will be air-conditioned, providing preservation year-round. He noted that the largest request is for the HVAC system to preserve what exists. Mr. Devlin explained that the bathroom in the Homestead building would be removed to recreate a butter-churning area that probably existed long ago. Additionally, he said, fire alarms will be installed in all three buildings.

James Tenaglia asked if the total amount of the project is \$272,000. Mr. Devlin replied that they are going to approach \$400,000 as a total project amount, and Ms. Zais explained that the remaining funds needed would be raised through donations, confident that \$250,000 to \$300,000 could be raised by the end of the year. Chair Counsell said that this project was reviewed for eligibility before the Letter of Intent was submitted, and a fire alarm system and HVAC systems meet eligibility for historic preservation.

Public Comment – None

Motion was made by Deb Converse and seconded by Terry Duenas to move the Letter of Intent to the Application stage. Motion carried with a unanimous Roll Call Vote: Terry Duenas - yes, Marilyn Fifield - yes, Deb Converse - yes, Katherine Garofoli - yes, Tom Lee - yes, Farley Lewis - yes, James Tenaglia - yes, and Lindsey Counsell - yes.

- **Letter of Intent from the Marstons Mills Community Church seeking \$150,000 for the rehabilitation of the outer walls, belfry, doors, and windows, with \$14,000 raised to date by the Church in cooperation with partners at the Marstons Mills Village Association, the Marstons Mills Historical Society, the Liberty Hall Club, and the Marstons Mills Public Library.**

Reverend Earl Roberts introduced himself as pastor of the Marstons Mills Community Church for the past 10 years. He explained that the front part of the building is the historic part that was moved to this site from Yarmouthport by ox cart in 1830 and is listed on the National and State Registers of Historic Places. Reverend Roberts said that \$150,000 is being sought for preservation work, focusing on the bell tower which he said has been a village landmark since 1859. He said that fundraising efforts are ongoing, but if allowed to partner with CPC, fundraising may be more successful, with \$50,000 anticipated toward the total cost of the project. Reverend Roberts noted that the building is used for community purposes along with its use as a church.

Marilyn Fifield pointed out that the State Historical Commission normally announces grants that are available for application in November, and they are 50%-reimbursement grants like Tales of Cape Cod got for the Olde Colonial Courthouse. If the program is

funded and announced in November, Ms. Fifield said the church would be eligible to apply, since it is listed on the State and National Registers. Chair Counsell offered to forward information regarding the State Grant once it is available.

James Tenaglia asked if any engineering or building studies have been done to ensure that the building is sound, but Reverend Roberts said that there have been no engineering studies, although he hoped to receive funding for this, noting that the building appears to be sound. Tom Lee said he'd met with Reverend Roberts at the church and felt that funding for a professional evaluation with recommendations would be something that CPC could support. He suggested that CPC could approve the Letter of Intent and request the applicant to provide quotes for an engineering study. Members agreed that they would be in favor of funding a study and proceeding that way. Chair Counsell asked Pastor Roberts to obtain some quotes from consulting firms for an engineering study and come back to CPC.

Public Comment: None

Motion was made by James Tenaglia and seconded by Katherine Garofoli to move the Letter of Intent to the Application stage, assuming a CPA-funded engineering review. Motion carried with a unanimous Roll Call Vote: Terry Duenas - yes, Marilyn Fifield - yes, Deb Converse - yes, Katherine Garofoli - yes, Tom Lee (yes), Farley Lewis- yes, - yes, James Tenaglia - yes, and Lindsey Counsell - yes.

Applications

None received.

830 Wakeby Road, Marstons Mills – Supplemental Votes

- **At the August 17, 2020, CPC meeting, Committee members voted unanimously to recommend the appropriation of \$500,000 in Community Preservation Open Space/Recreation funds for the acquisition of 830 Wakeby Road, Marstons Mills. At the November 19, 2020, Town Council meeting, funds for this acquisition were appropriated under Town Council Order 2021-024. Subsequent to this appropriation, notice was received of the award of a matching reimbursement Drinking Water Supply Protection Grant for an amount up to \$251,572 from the Executive Office of Energy and Environmental Affairs to the Town of Barnstable. A supplemental vote to acknowledge receipt and acceptance of the grant award of matching funds and reimbursement of the Community Preservation Funds for the grant amount is required by both the Community Preservation Committee and the Town Council. Additionally, a supplemental vote is required to acknowledge the addition of COMM Fire District as the primary holder of the Conservation Restriction with Barnstable Land Trust as a secondary holder.**

Public Comment: None

Motion was made by James Tenaglia and seconded by Tom Lee to accept the Drinking Water Supply Protection Grant in an amount up to \$251,572 from the Executive Office of Energy and Environmental Affairs, with the balance of the grant funds to be returned to the Community Preservation Fund. CPC also accepts the addition of COMM Fire District as the primary holder of the Conservation Restriction with Barnstable Land Trust as a secondary holder, as read by Chair Counsell. This vote represents a supplemental vote to the August 17, 2020, CPC vote to recommend appropriation for 830 Wakeby Road, Marstons Mills, to the Town Council.

Motion carried with a unanimous Roll Call Vote: Terry Duenas - yes, Marilyn Fifield - yes, Deb Converse - yes, Katherine Garofoli - yes, Tom Lee (yes), Farley Lewis - yes, James Tenaglia - yes, and Lindsey Counsell - yes.

Members discussed the need to revise the Conservation Restriction before it goes to the Town Council for a vote. Katherine Garofoli said she was very impressed that the CP fund will be reimbursed with the grant money and noted that this is the type of partnership that is most desirable for land protection. Chair Counsell said there will need to be a COMM Fire vote at their Annual Meeting and Town Council approval, as well.

Correspondence Received:

None received.

Project Updates: Chair Counsell provided the following project updates:

- The Affordable Housing Growth and Development Trust Fund Board Application was appropriated at the August 19, 2021, Town Council meeting, with funds now available.
- Mid-Point Community Housing Application – Finalizing Restriction process.
- DPW Barnstable Hollow Playground and Centerville Recreation Playground Applications were appropriated at the August 19, 2021, Town Council meeting, with funds now available.
- Barnstable Historical Society Application - Historic Preservation Restriction is in process.
- Barnstable Little League Application for Open Space/Recreation funds is anticipated for a future meeting.
- A Letter of Intent is anticipated from the Cotuit Federated Church for a future meeting. Chair Counsell called this a complicated review in determining what would be eligible for CP Funds.
- Sturgis Library Application has been forwarded for inclusion on a Town Council agenda.
- Application for Armstrong Kelley Park is anticipated for the October 18, 2021, CPC meeting.
- The State CP-3 describing the projects approved for Community Preservation Act funds for FY 2020 has been filed.
- James Tenaglia said that the new Pickleball Courts located in Marstons Mills will be ready to open soon.

General Discussion:

- Setting of the CPC Annual Meeting Date
 - November 15, 2021, at 6:30 p.m. was decided for the date and time for the next Annual Meeting to begin after the Regular CPC meeting.
 - Chair Counsell noted that this will be a virtual meeting.
 - Katherine Garofoli suggested holding a CPC Annual Meeting at a site that CPC had funded, with some outreach to get people to attend. Deb Converse also noted that it would be good to highlight successful CPC projects as examples of what CP funds can do. Members agreed that this could be planned for the next Annual Meeting in 2022. Chair Counsell appointed Katherine Garofoli head of the 2022 Annual Meeting Committee, with Deb Converse and Terry Deunas also volunteering.

- Chair Counsell said that the following CP Accounts were closed, noting that any remaining balances would be returned to the appropriate account and reflected in the budget totals:
 - West Parish Meetinghouse
 - U.S. Custom House
 - Restoration of Town Records
 - U.S. Custom House Carriage House
 - Burgess House/Barn
 - Sturgis Library

Adjournment

Motion was made by Tom Lee and seconded by James Tenaglia to adjourn.

Motion carried with a unanimous Roll Call Vote: Terry Duenas - yes, Marilyn Fifield - yes, Deb Converse - yes, Katherine Garofoli - yes, Tom Lee (yes), Farley Lewis - yes, James Tenaglia - yes, and Lindsey Counsell - yes.

Meeting adjourned at 6:21 p.m.

Next Regularly Scheduled CPC Meeting – October 18, 2021

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

Exhibit 1 –CPC Agenda, September 20, 2021.

Exhibit 2 – CPC Minutes from July 19, 2021 meeting.

Exhibit 3- Letter of Intent – Historical Society of Santuit and Cotuit (HSSC)

Exhibit 4 – Letter of Intent – Marstons Mills Community Church.

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

Please Note: The list of matters is 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**