



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, May 16, 2022
Regular CPC Meeting APPROVED Minutes
Remote Access Meeting via Zoom Link: <https://zoom.us/j/81806676350>
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Present at 5:45 p.m.
Terry Duenas	Absent
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present at 5:45 p.m.
James Tenaglia	Present
Deborah Converse	Present
Stephen Robichaud	Present at 5:45 p.m.
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 - **yes**, Marilyn Fifield – **yes**, Farley Lewis - **yes**, Katherine Garofoli - **yes**, Stephen Robichaud - **yes**, Lindsey Counsell – **yes**. Absent – Terry Duenas.

Minutes

The motion of Farley Lewis was seconded by Tom Lee to approve the April 25, 2022, Regular Community Preservation Committee meeting minutes as submitted. Motion carried with a roll call vote: **Yes - 3, No – 0, Abstained - 2.**

Letters of Intent

- **Letter of Intent from The Unitarian Church of Barnstable requesting \$300,000 in Community Preservation Historic Preservation funds for the restoration and preservation of the church tower with a total cost estimate of more than \$600,000 for this item. A grant application for \$100,000 has been submitted to the Massachusetts Historical Commission, with awards to be announced in June and with additional matching funds to be provided from private contributions and pledges.**

Ms. Crystal Gipps represented the church and addressed the Community Preservation

Committee (CPC) noting previous CPC support for significant work that was to be performed on the building. She detailed the background of the historic church listed on the National Register of Historic Places. She said the church has recently engaged the Spencer Preservation Group for analysis of the entire complex, and the restoration of the tower and pavilion were identified as the highest priorities. The total estimate for these two projects one year ago was \$775,000, and she noted rising costs, but she said the church has submitted an application to the Massachusetts Historical Commission for \$100,000, anticipating a grant of \$50,000. Ms. Gipps explained the repairs needed for the tower, noting replacement of the copper surface as well as structural work. She said that the work on the pavilion will be performed this summer and is estimated to cost \$125,000. In parallel with the architectural study, she said a feasibility study to identify fundraising capacity was also pursued with a consultant. She said the church is hopeful that they will be funded by the Mass. Historical Commission and that their process will coincide with the process of applying to the Community Preservation Committee in terms of getting the bids and moving forward. There was discussion regarding the use of the prior CPC funding in the amount of \$134,000 three years ago, funding restoration of all of the windows in the sanctuary and social hall along with exterior entrances plus other preservation work. Ms. Gipps noted that the tower project is Part I, with strategies for fundraising identified, and she said the work included in the architect's study would be spread over 10 years. There was no public comment.

Stephen Robichaud arrived at 5:45 p.m. and recused himself on this item. Marilyn Fifield and Kathrine Garofoli also arrived at 5:45.

The motion of Tom Lee was seconded by Deb Converse to move the Letter of Intent from the Unitarian Church of Barnstable requesting \$300,000 in Historic Preservation funds for the restoration of the church tower to the Application stage. Roll call vote: Marilyn Fifield – yes; Deb Converse – yes; Katherine Garofoli – yes; Tom Lee – yes; Farley Lewis – yes; James Tenaglia – yes and Lindsey Counsell – yes. Yes – 7; No – 0. Motion passed.

Letter of Intent from Tales of Cape Cod requesting \$100,000 in Community Preservation Historic Preservation funds to provide accessibility to the building by installing a lift leading to a new accessible entrance on the east side of the building and regrading to create an accessible walkway to the building. The total estimated cost of the project is \$330,000, with matching funds to be provided through grants and private donations.

Mr. Gene Guill of Tales of Cape Cod explained that the Olde Colonial Courthouse is one of the most historic buildings on Cape Cod, dating from 1763 and serving as the courthouse for Barnstable County before the current courthouse was built in 1833. He said it then became a town house and later a Baptist church until Tales of Cape Cod purchased it in 1972 to preserve it for future generations. Mr. Guill explained that Tales of Cape Cod had previously received a \$75,000 grant from CPC for 1st floor framing of the building, representing 40% of the total project cost. Because the cost of that construction exceeded 30% of the assessed value of the building, Massachusetts law required that the building now be made fully compliant with regulations regarding access for people with disabilities. Mr. Guill said that the Massachusetts Architectural Access Board assigned to Tales of Cape Cod specific tasks and a schedule to complete this work. Mr. Guill narrated a PowerPoint presentation noting the small lot size, steep grade from the sidewalk to the 1st floor, and the desire to preserve the historical

character of the building. He said that a mechanical lift is proposed for the east side of the building, with a new porch and entrance and the enlargement of a parking space and creation of an accessible walkway from the sidewalk to the lift. For funding sources, he noted Tales of Cape Cod's commitment of \$103,000 for this project with \$63,000 raised to date, along with a grant application to the Mass. Cultural Facilities Fund for \$130,000, and with the final \$100,000 in this request to the CPC. Regarding use of the funds, he cited \$300,000 in construction costs and \$34,000 in other fees. He noted Old King's Highway Historic District approval, as well as Massachusetts Historical Commission approval of work within the existing Historic Preservation Restriction that they hold, adding that the Town of Barnstable's approval of work within its existing Historic Preservation Restriction will reflect the Old King's Highway Historic District approval received. He said construction would not begin until November 2022 and would continue through March of 2023, although he acknowledged the uncertainties in the construction field and the possibility of a Spring start on the project instead. He noted that the pictures of the building show no change in its appearance from the road except on the driveway side. He confirmed that the lift will be covered but not enclosed. Deb Converse complimented Tales of Cape Cod on their expanded programming. There was no public comment.

The motion of Katherine Garofoli was seconded by Steve Robichaud to move to the Application stage the Tales of Cape Cod Letter of Intent requesting \$100,000 in Historic Preservation funds to make the Olde Colonial Courthouse accessible. Roll call vote: Marilyn Fifield – yes; Deb Converse – yes; Katherine Garofoli – yes; Tom Lee – yes; Farley Lewis – yes; Steve Robichaud – yes; James Tenaglia – yes; Lindsey Counsell – yes. Yes – 8; No – 0. Motion carried.

Applications

None received.

Review of FY 2022 CPC Plan Revisions

CPC Members stated that they are very pleased with the CPC Plan and ready to vote. Minor formatting issues were noted.

The motion of Steve Robichaud was seconded by Katherine Garofoli to approve the Fiscal Year 2022 CPC Action Plan, with the minor formatting issues to be resolved as discussed. Roll call vote: Marilyn Fifield – yes; Deb Converse – yes; Katherine Garofoli – yes; Tom Lee – yes; Farley Lewis – yes; Steven Robichaud – yes; James Tenaglia – yes; and Lindsey Counsell – yes. Yes – 8; No – 0. Motion carried.

Public Comment.

None.

General Discussion

Chair Counsell said that -

- he is seeking photos of CPC projects for the CPC Handbook, with a completion deadline of Labor Day;
- the site visit to Armstrong Kelley Park would be tomorrow, May 17;
- the June meeting date was changed from June 20 to June 13 due to the holiday

that falls on June 20, 2022;

- election of officers would be on the July CPC agenda;
- the Community Preservation Coalition Newsletter included notice that the State match for CP funds will be in the 30 – 35% range again.
- Further, there was discussion regarding use of Town parcels for housing, and the property next to the Police Station on Phinney's Lane was identified as one that may be the first to move forward because it has sewer availability.
- Deb Converse said HAC and the ABCC offer an interactive map identifying areas that are prime for development of affordable housing, with an information session planned in May.

Correspondence Received:

- Semi-Annual Report from the Town Affordable Housing/Growth & Development Trust Fund for Trust Activities from November 1, 2021, through April 30, 2022.

Project Updates: Chair Counsell provided the following updates:

- The Cotuit Federated Church CPC Application was approved at the May 5, 2022, Town Council Public Hearing. Drafting of the Historic Preservation Restriction is in process.
- The Barnstable Little League CPC Application was approved at the May 5, 2022, Town Council Public Hearing. Drafting of a User Agreement is in process.
- An Application from the Department of Public Works for a new playground at the Osterville Recreation Building site is anticipated for the June 13, 2022, CPC meeting.
- An Application from the Department of Public Works for the restoration of Zion Union Heritage Museum is anticipated for the June 13, 2022, CPC meeting.
- Revised Application from the Barnstable Community Innovation School is anticipated for a future meeting.
- Barnstable Historical Society Application – Historic Preservation Restriction is in process.
- Mid-Point Community Housing Application – updates will be provided by the Affordable Housing Trust.

Adjournment

Motion was made by Tom Lee and seconded by James Tenaglia to adjourn. Roll Call Vote: Marilyn Fifield – yes; Deb Converse – yes; Tom Lee – yes; Farley Lewis – yes; Stephen Robichaud – yes; Katherine Garofoli – yes; James Tenaglia – yes; and Lindsey Counsell – yes. Yes – 8; No – 0. Motion passed. Meeting adjourned at 6:12 p.m.

Next Regularly Scheduled CPC Meeting – June 13, 2022

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

Exhibit 1 –CPC Agenda, May 16, 2022.

Exhibit 2 –Draft CPC Regular Meeting Minutes from the April 25, 2022, meeting.

Exhibit 3 – Letter of Intent – Unitarian Church of Barnstable.

Exhibit 4 – Letter of Intent – Tales of Cape Cod – Olde Colonial Court House.

Exhibit 5 – Semi-Annual Report from the Affordable Housing/Growth & Development Trust Fund for Trust Activities from November 1, 2021, through April 30, 2022.

Exhibit 6 – Final Draft of FY 2022 CPC Action Plan – revised by Elizabeth Jenkins.

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**