



Lindsey Counsell, Chair
Laura Shufelt, Vice Chair
Marilyn Fifield, Clerk

The Town of Barnstable



Theresa Santos, Administrative Assistant
Alisha Stanley, Project Coordinator

COMMUNITY PRESERVATION COMMITTEE

MINUTES April 26, 2010

Members present: Lindsey Counsell, Terry Duenas, Marilyn Fifield, Tom Lee, Patrick Princi (late arrival), Sue Rohrbach, Paula Schnepf, Laura Shufelt

Members absent: Joe O'Brien

Also present: Town Council Liaison, Janet Joakim

Meeting called to order at 5:05pm

Minutes of March 15, 2010

Motion duly made by Laura Shufelt, seconded by Tom Lee to approve the minutes of March 15, 2010 as submitted

**VOTE: Aye – Counsell, Duenas, Fifield, Lee, Schnepf, Shufelt
Abstain - Rohrbach**

Public Comment - none

Correspondence

Letters of Interest

Town of Barnstable, Growth Management Department – Chili's Site – Open Space
Presentation and review scheduled for May 17, 2010

Miscellaneous

Old Village Store – regarding Letter of Interest (June 10, 2009) - Historic

- Email correspondence received asking the CPC to make a decision on submitted letter of interest; original Letter of Interest did not include a funding amount request, only identified what was needed; project costs are required as outlined in the guidance for submission of a Letter of Interest
- Building sits on "Trust land" not "Town" land as previously thought; building is privately owned; members acknowledge the site has historical significance and is a community resource
- A joint session with the Town Council and CPC regarding a policy of using CPA funds for privately owned historic properties has not yet taken place; CPC Liaison, Janet Joakim will look into and advise members
- Town Council has stated that the use of historic CPA funds priority be for municipally owned historic buildings, privately owned historic properties was not pursued; members concur that a preliminary policy should be put in place prior to seeking input from the Town Council; Councilor Joakim suggests an informal discussion between CPC and TC at the TC meeting of May 6, 2010 and request feedback on funding private historic projects; request project status update be presented to the TC by CPC Project Manager Alisha Stanley as well as existing building evaluation update.
- Pending historic projects in the queue require attention and decisions before additional applications for historic funds should be considered; any decision or further action on the OVS letter of interest is on hold
- CPC members acknowledge that using CPA funds for historic purposes of a privately owned building would be policy / precedent setting and requires further attention; other communities have used CPA funds for privately owned historic projects
- Recent correspondence from CPC to applicant produced no response

- Members request update from Alisha Stanley regarding the status of pending projects and the dollar amounts involved; this will allow for additional prioritization with previously approved and pending projects; financial changes have taken place since many of these projects have been reviewed and / or approved by the CPC
- Members will work with TC on May 6, 2010 before proceeding further

Community Sailing Center

Informal discussion with Charlie McLaughlin

- Background and review of potential recreation proposal provided
- Describes the need for a community sailing program for individuals of all ages and abilities

* Patrick Princi arrives

- Research, input and guidance received from other community programs
- Seeking input from CPC; installation of a dock with access for all; access to the dock would be with input from an entity such as Best Buddies
- Program will be run as a private, non-profit, seeking matching funds from CPC
- Lead time appears to be approximately two years between permitting and engineering; the goal is to get the project started from a 'land-base' so that fundraising and a director can be put in place to move ahead
- CPC encourages an application be submitted; worthwhile cause with available CPC funds
- Future goal would be to come before the Town Manager to seek and secure a long term lease for waterfront property to facilitate the operation of the community sailing center; which is applicable under the CPA
- Letter of interest requested Request for project submission due by May 10th for review on May 17th

Fuller Farm – Informal discussion with Jaci Barton, Barnstable Land Trust

- Parcel data distributed to members; property located off Route 149 in Marstons Mills; owner is looking to sell for conservation purposes and passive recreation
- Communication with the Town Manager has taken place; the Town would pursue land grant funding from the state (maximum of .5 million with a mandatory match); deadline for land grant application is July 15, 2010
- Total property parcels assessment is @1.5 million; multiple conservation values as well as potential for agricultural usage although soil data is unknown at this time
- Historic homestead exists on the property; no data on the building available at this time
- Barnstable Land Trust Board of Directors has approved funding for appraisals (in process now)
- Should CPC be interested in acquiring this parcel the Town would then submit an application; project could be pursued in phases (3 parcels)
- No negotiations have begun
- Members consensus is that the property has much potential for recreation, agriculture, access to water and open space; access to water may prove difficult due to steep grade
- Agricultural purposes permissible from the land grant may need to be investigated further; Jaci will advise members
- No public parking is permissible under the land grant
- Members request for Letter of Interest be submitted by May 14th for review by CPC on May 17, 2010.

Barnstable Housing Authority – Correspondence

* Laura Shufelt recuses

- Correspondence – BHA is asking CPC to take leftover funds and reallocate it to apply to other expenses
- Clarification on conflict of interest should Paula Schnepf remain on dais; guidance requested from TOB Legal Department – discussion postponed

* Laura Shufelt returns

General Discussion / New Business

Open Space and Recreation Plan (OSRP) - Elizabeth Jenkins – Growth Management Department

- Introduction and review; handouts provided to members
- OSRP was adopted in 2005; current plan expires July 2010 – must be kept current in order for outside funding opportunities to be pursued; updated plan in process; consolidation by consultant Carole Ridley;

- Working on an update; comprehensively looks at open spaces, recreation facilities and programming – will be reviewing the goals and objectives
- Will be updating the inventory of open spaces and conservation lands that are in the TOB, what their status is as far as being preserved – due in large part to CPC
- Gathering community input, survey on the TOB website
- High public interest surrounding open spaces in Barnstable, how they are used, what kind of recreational opportunities people are looking for
- Will be looking at goals and objectives, setting priorities for the 5-year plan; seeking input – goals and priorities from CPC; agricultural use referenced heavily in the comprehensive plan – but not expressly outlined in the draft – the environmental inventory section does address agriculture
- Updated plan will be re-introduced to CPC at which time a letter of support will be requested and appreciated
- 2005 plan recommended putting together a priority parcel acquisition list, which has been completed
- Public Hearing will be taking place; members request to be kept updated of the progress and the draft plan should be available at some point in June

Barnstable Housing Authority – Correspondence (resumed)

- Ruth Weil, Town Attorney clarifies issues surrounding conflict of interest: Cautions Paula Schnepf to not participate, or give the appearance of participation in the discussion; remaining on the dais gives the viewing public the impression that participation is implied
- Alisha Stanley, CPC Project Manager; Clarifies BHA request, and that the need is for CPC to vote; decision does appear to have a bit of urgency
- Resolve – Paula Schnepf moves off the dais – remains in the room

* Laura Shufelt recuses

- BHA is seeking to reallocate previously approved funds to pay outstanding bills; all items *except* legal expenses are eligible
- Request is procedural, not controversial
- TOB Legal department has reviewed the request and concur that all requests except the one for legal expenses are eligible, bringing the total from \$32,798.79 to \$29,864.79

Motion duly made by Terry Duenas, seconded by Tom Lee that the Community Preservation Committee support the proposal for the reallocation of funds in the amount of \$28,864.79 and give that authorization

Discussion

Motion should clarify the exclusion of legal expenses

Friendly amendment accepted

Amended motion made by Lindsey Counsell, all members in favor of approving the \$28,864.79 transferred over from the remaining funds to the Barnstable Housing Authority be as requested

VOTE: So voted unanimously

* Laura Shufelt and Paula Schnepf return

Project Status Update - *Alisha Stanley – CPC Project Manager*

- Lukes Love – A Boundless Playground is up for a Town Council vote on May 6, 2010
- Trayser Museum – awarded \$35k, CBI performed a site review, requested amount will be increased
- Burgess House and Barn – additional funds of \$192,000
- Old Selectman's Building – additional \$23,000; amount may change if additional construction needs arise
- School Administration Building – was @\$273,000; \$125k in grant funding being sought by DPW
- Most recent draft will be emailed out to CPC members
- Town Hall Exterior project: Sub bids due May 5, General bids due May 19, Contract to be awarded May 26, contract prepared June 2-10, scheduled start date is June 11; full set of plans available in the Growth Management Department
- Final CBI report anticipated by end of July
- Hyannis Public Library – anticipating new letter of interest
- Cammet House – proposals pending

- Suni Sands: Americorp has chosen this project for Americorp week (May10-14); volunteers always welcome! Hoping to have local schools involved; suggest contacting the Centerville Civic Association for inclusion of volunteers
- Chili's Landscaping: critical timing for optimum planting
- Signage
 - * Bronze more expensive, black and white still appropriate yet not as appealing; members request for additional quotes; funded out of CPA Admin funds; approximately 8-10 plaques needed at this time; members agree on bronze; request for Alisha to return to CPC with quantity, size and price comparisons
 - * Open Space signage came from Land Bank funds
 - * Signs in the Old Kings Highway District will require approval
- Paine Black House – life estate completed

May 6, 2010 Town Council meeting

- Luke's Love – A Boundless Playground – vote
- Project status update
- Historic CPA fund priority discussion

Closing Public Comment - none

Motion duly made by Paula Schnepf, seconded by Tom Lee to adjourn CPC public meeting

Vote: So voted unanimously

Motion duly made by Lindsey Counsell, seconded by Sue Rohrbach to move into Executive Session for the purpose of discussing the acquisition of real estate, and not return to public session

Roll Call Vote: Lee – Aye, Rohrbach – Aye, Counsell – Aye, Shufelt – Aye, Fifield – Aye, Schnepf – Aye, Duenas – Aye, Princi - Aye

Respectfully submitted
Theresa M. Santos
CPC Administrative Assistant

Public files are available for viewing during normal business hours in the Growth Management office located on the 3rd floor of Town Hall, 367 Main Street, Hyannis