



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE



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

Committee Members

Lindsey B. Counsell – Chair • Laura F. Shufelt – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Sue Rohrbach – At Large
 Fred LaSelva – Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission • Deborah Converse – Housing Authority
 Britt Beedenbender – Town Council Liaison

Monday, July 23, 2018
Regular Public Hearing – APPROVED Minutes
 367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room
5:30 PM

18 OCT 12 P 1 24
 BARNSTABLE

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee	Present
Sue Rohrbach	Present
James Tenaglia	Present
Deborah Converse	Present
Fred LaSelva	Present
Britt Beedenbender	Absent

Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm. Chair Counsell then 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

Sue Rohrbach corrected the minutes of the Annual CPC meeting regarding the name of a resident who spoke. Motion was made by Fred LaSelva and seconded by Marilyn Fifield to accept the Annual CPC meeting minutes with the requested revision. Motion passed unanimously, with Laura Shufelt abstaining.

Motion was made by Fred LaSelva and seconded by Sue Rohrbach to accept the minutes of the regular CPC meeting of June 25, 2018, as submitted. Motion passed unanimously with Laura Shufelt abstaining.

Letters of Intent

Letter of Intent from the Barnstable Historical Society seeking \$199,000 in CPA Historic Preservation funds for structural, exterior and interior renovations to the Barnstable Historical Society's building at 3087 Main Street, Barnstable, a historically significant building.

Postponed to August 27, 2018, CPC Meeting.

Applications

Application from FORWARD seeking \$250,000 in CPA Community Housing funds to construct two purpose-built homes for 8 adults with Autism on 5 acres of town-owned land in Dennis at 131 Hokum Rock Road. Cape Abilities would operate the facility and provide 24/7 onsite services for the residents. This \$250,000 CPA funding request represents a portion of the total \$2,004,258 budget, with \$1,600,000 already committed by Dennis CPC, 2 State grants, and private giving. Continued from the June 25, 2018, CPC meeting.

Ms. Cathy Ohman, President of FORWARD, and Mr. Robert Brennan, Co-Chairman of its Building Committee, were present. Chair Counsell explained that Assistant Town Attorney David Houghton is concerned about the CPC issue of how an outside entity can secure a legal interest in a property located in another town, and he provided four questions for the applicant to answer: 1) How would Dennis hold and enforce an Affordable Housing Restriction on and against itself? 2) If Dennis is holding an Affordable Housing Restriction, would Barnstable be able to be a co-holder so that Barnstable's participation in the project would be acquiring, co-holding and enforcing an Affordable Housing Restriction? 3) If Barnstable would not hold a restriction, is there other security such as a mortgage that Dennis could grant to Barnstable so that if FORWARD were to cease to operate, Barnstable could get all or some of its CPA funds back? 4) If Barnstable would neither hold a restriction nor a mortgage, would Barnstable's participation be limited to support of affordable housing by means of an unsecured grant? After a brief discussion regarding the questions posed to the applicants, CPC members expressed support for the project, pending the proper legal documents required by the CPA. Upon inquiry from the applicant, Chair Counsell explained that after the four questions are answered by FORWARD, the document or chosen method of securing a legal interest in the property in perpetuity will need to be created. The application was continued to the next CPC meeting scheduled for August 27, 2018.

Correspondence

Chair Counsell acknowledged the letter received from Town Council Appointments Committee dated July 17, 2018, informing of Richard Sawyer's resignation from the Community Preservation Committee due to a change of residence outside of the town of Barnstable.

Updates/Discussion:

- Chair Counsell introduced James Tenaglia as the new CPC Recreation Committee member replacing Richard Sawyer.
- Deborah Converse – CPC Housing Authority representative – said that she will be seeking reappointment, as she will be remaining a Barnstable resident.
- Sue Rohrbach said that she will continue to participate as a CPC member until her replacement is sworn in.
- Tom Lee requested that a CPC letter be addressed to both Richard Sawyer and Sue Rohrbach to thank them for their contributions to the CPC over the years.

- Chair Counsell said final changes to the CPC 2018 Handbook would be due by the next meeting. Deborah Converse suggested that the information on the CPC website could also be updated to answer questions and provide additional guidance and reference materials, and Laura Shufelt noted that the CPC Coalition website is very easy to search for information.
- Chair Counsell suggested considering moving the day of the month, location, or the time of the CPC monthly meetings due to the need to vacate the room in time for the Planning Board meetings scheduled afterward, causing meetings to be rushed at times.
- The Letter of Intent received from Saint Mary's Episcopal Church was being reviewed for eligibility.
- CHAPA – Citizen's Housing and Planning Association – Laura Shufelt
 Laura Shufelt described CHAPA as a non-profit advocacy agency for housing and planning issues, with its Municipal Engagement Initiative intended to help communities support affordable housing. She explained that even though there are opportunities, a market, land or areas that could be developed, the needed broad constituency may not exist, so the initiative would guide in building a constituency along with an action plan with goals and timelines for meeting them. She reported that CHAPA is working with Acton and Medford to build support for affordable housing, and she called affordable housing an economic development, health and education issue. She said CHAPA has put out a request for applications to add 2 or 3 more communities to their initiative, and she noted the CP funding available but few affordable housing projects coming forward. Without a big constituency in town supporting affordable housing right now, she thought it would be a good idea for CPC to apply, and CHAPA confirmed that CPC would be eligible. She added that the Town Manager is supportive of the application, with input from Town staff. Ms. Shufelt concluded in seeking CPC support in applying for this grant for technical assistance, saying that she would collaborate with Arden Cadrin, Housing Specialist, to secure some of the information that is needed for the application. After a brief discussion, CPC agreed to hold a special meeting to review the application and vote to submit it to CHAPA prior to the application deadline of August 9, 2018.

Adjournment

A motion made by Fred LaSelva and seconded by Tom Lee passed unanimously to adjourn the meeting at 6:04 p.m.

Next Regularly Scheduled CPC Meeting – August 27, 2018

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

Exhibit #1 – Draft CPC Meeting Minutes – June 25, 2018.

Exhibit #2 – Draft CPC Annual Meeting Minutes – June 25, 2018.

Exhibit #3 – Letter of Intent – Barnstable Historical Society & Form B

Exhibit #4 – Documentation from FORWARD: Dennis CPC Grant Agreement; Letter of Award, Massachusetts DHCD; Town of Dennis Zoning Approval.

Exhibit #5 - Letter from Town Council Appointments Committee – July 17, 2018
Exhibit #6 – CHAPA - Municipal Engagement Initiative application and instructions.

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