



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 ◊ Richard Sawyer – Recreation Commission ◊ Deborah Converse – Housing Authority
 Britt Beedenbender – Town Council Liaison

Monday, June 25, 2018
Annual CPC Public Meeting – APPROVED Minutes
 367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room
5:30 PM

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

Call to Order

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

Review of CPC Goals:

- **Housing** - Pursue new affordable housing opportunities, preserve existing affordable housing and seek to prevent homelessness.
- **Historic** – Extend priority consideration to the exterior envelope of historic structures, especially Town-owned historic property.
- **Open Space** – Acquire land, interest in land, or participate in partnerships to preserve land to protect sensitive embayments and drinking water supplies, preserve open lands, and protect habitats, agricultural lands, and cultural, historic and scenic landscapes.
- **Recreation** – Increase recreational opportunities and access to the waterfront for residents and visitors. Link existing protected areas to create habitat corridors and recreational opportunities.

Public Comment:

Dave Carey of the Town's Housing Committee expressed his interest in increasing communication with the CPC, noting the difficulty experienced in funding affordable housing projects. He also inquired if a Housing Committee member could sit on the

CPC. Chairman Counsell explained that by statute the CPC must have 1 member from the Planning Board, 1 member from Recreation Commission, 1 from Conservation Commission and 1 from the Housing Authority, with these positions presently filled, although a Housing Committee member could seek appointment to an at-large CPC seat. Sue Rohrbach informed Mr. Carey that she would be resigning from the CPC, leaving an at-large opening on the Committee. Mr. Cary spoke in support of the housing projects on that night's CPC agenda, adding that he was interested in attending CPC meetings with housing projects and in seeking suggestions for a coordinated effort to award CPC funds for affordable housing. Chairman Counsell suggested, and CPC members agreed, that a joint meeting with the CPC and the Housing Committee should be planned for the near future.

Hilda Haye of the Barnstable Housing Committee inquired about the current balance of the CP Fund, and Chairman Counsell replied that the current total is \$1.6M. Richard Sawyer noted that the Community Preservation Act requires annual expenditure of at least 10% of the annual allocation to each of the three specified categories, while the remaining 70% can fund any eligible categories.

Centerville resident Nancy Ayotte expressed her support for anything that can be done to create more affordable housing in town, calling it a crisis situation that concerns her more as she becomes more educated about it. Ms. Ayotte cited her 72-year-old friend's experience in finding no affordable housing in Barnstable and having to moving to Falmouth where she did not know anyone. Richard Sawyer agreed that the CPC is looking for affordable housing projects to fund, noting that the applications need to come in from developers.

HOUSING

Chair Counsell noted that of all the CPA categories, Community Housing has received the least funding, and he wondered if a consultant could possibly assist the Town with an affordable housing project. Fred LaSelva suggested organizing a small internal study to assess how to grow the Town's affordable housing, and he offered to co-chair such a subcommittee along with another CPC member. Richard Sawyer said that one of LAPCs goals is affordable housing and suggested a workshop with them, but Tom Lee pointed out that LAPC can only provide recommendations to the CPC for land acquisition and Conservation Restrictions. Britt Beedenbender said that following the Town Council vote to retain the LAPC, its focus and duties will be reviewed, suggesting that this may be a good time for CPC to reach out to LAPC and provide input.

Tom Lee noted that the Town of Dennis has been actively creating affordable housing, and he suggested that their methods could be reviewed and perhaps adopted. Sue Rohrbach noted that the Town of Yarmouth has also developed a few affordable housing projects in the last few years, with a specific person in the Town's Growth and Development Office assigned to affordable housing. It was generally agreed that an affordable housing plan with specific goals may be needed to attract the interest of developers.

Richard Sawyer said that he has attended many affordable housing workshops that seemed to identify zoning and infrastructure as obstacles to creating affordable housing. It was generally agreed that an affordable housing staffer is needed in the Planning &

Development Dept. Deb Converse reported that the Housing Authority recently obtained a list of Town-owned properties that should be analyzed to identify potential appropriate sites for affordable housing.

Fred LaSelva felt that focus and desire to set a goal are lacking, saying that CPC needs to create a list of actionable goals to create tax-based affordable housing that will benefit the town and its residents.

HISTORIC

CPC members were satisfied with existing historic preservation goals, accomplishments and process.

OPEN SPACE/RECREATION

Chair Counsell reminded that CPC is due for a workshop with the Town Council in order to learn Town Council priorities, and he called stewardship of Town-owned land an emerging issue. He said there is a small, fixed amount set aside for maintenance of open space, but CPA cannot fund clean-up of open space. He added that most recent land acquisitions have given the Town extensive rights to the property without ownership or maintenance which would burden already stressed Town resources.

Fred LaSelva inquired if CPC could mandate a plan for funding future maintenance for open space and recreation projects, and Chair Counsell replied that a plan for maintenance or stewardship could be required as a condition, although enforcement could still be an issue.

Adjournment

The motion made by Richard Sawyer and seconded by Fred LaSelva to adjourn the 2018 CPC Annual Meeting passed with a unanimous vote, and it was adjourned at 6:02 p.m.

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

Exhibit #1: Draft CPC Plan

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