



**Town of Barnstable**  
**COMMUNITY PRESERVATION COMMITTEE**



[www.town.barnstable.ma.us/CommunityPreservation](http://www.town.barnstable.ma.us/CommunityPreservation)  
 Email: [CommunityPreservationCommittee@town.barnstable.ma.us](mailto: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 Robbichaud– Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission  
 Deborah Converse – Housing Authority • Farley Lewis – At Large • Jessica Rapp Grasseti – Town Council Liaison

**Thursday, February 11, 2021**  
**Regular CPC Meeting APPROVED Minutes**  
**Remote Access Meeting Via Zoom Link: <https://zoom.us/j/95074334036>**  
**5:30 PM**

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

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: Marilyn Fifield, Terry Duenas, Tom Lee, Katherine Garofoli, James Tenaglia, Deborah Converse, Farley Lewis, Lindsey Counsell; Absent: Stephen Robichaud.

Chair Counsell noted that the Community Preservation Committee is now a committee under the Town's Planning and Development Department, and this change will help facilitate Town CPC projects through the process to appropriation by the Town Council. Chair Counsell also welcomed the appointment of Councilor Jessica Rapp Grasseti as Liaison to the Community Preservation Committee and noted her extensive experience.

**Minutes**

The motion of Marilyn Fifield, seconded by James Tenaglia, to approve the December 21, 2020, Regular Meeting minutes as submitted passed unanimously by roll call vote of the 8 members present: Aye 8, No 0.

**Other Business:**

**Barnstable Historical Society, Inc., Revised Budget for Funding: Two additional bids have been provided for Phase I work as well as a contractor work plan. Updated CPC request for Phase I funding - \$89,950 with updated outline of costs for all four phases of the project. Review and vote for revised Phase I funding request/budget.**

Chair Counsell explained that CPC's request for two additional quotes from Barnstable Historical Society, Inc., for Phase I work outlined in the CBI Report led to new quotes that were substantially less than amounts in the CBI Report, contractor's quote, and the prior CPC vote to recommend funding up to \$255,000. He noted that this updated Historic Preservation CP funding request for Phase I work at \$89,950 is considerably lower, as is the updated four-phase budget for the entire project.

**Motion was made by Tom Lee and seconded by James Tenaglia to approve both Barnstable Historical Society's revised funding request for Phase I work at \$89,950 from Historic Preservation funds along with the revised four-phase budget for the project. Roll Call Vote: 8 Aye, 0 No. Motion passed.**

### **Letters of Intent**

- An updated Letter of Intent was received from the Cape Cod Center for the Arts, Inc., DBA The Cape Playhouse, Dennis, MA, requesting \$100,000 in Barnstable CP Historic Preservation funds for the restoration of the eastern side of the Playhouse. Project includes re-shingling, trim replacement, installation of new gutters, downspouts and dry wells, new doors and sills, new staircases to the balcony, and window replacement or restoration. Total project cost is \$650,000, with secured funding of \$550,000.

Chair Counsell explained that the Legal Department determined that it is eligible as a Community Preservation regional project as long as the project is for restoration of the building and does not support the mission statement of the organization. Ms. Nora Carey, Executive Director, detailed the request for \$100,000 in Historic Preservation funds to restore the east façade of the Cape Playhouse, noting that restoration of the Playhouse is a large job, and the intention is to protect the envelope of the building, including restoration of some windows. In response to Committee questions, Ms. Carey estimated patronage from the town of Barnstable to represent about 1/3 of the total amount of revenue collected. She also said that they have already been granted \$250,000 from Dennis CP funds and \$150,000 from the Mass. Cultural Facilities Fund. Additionally, she said, they are seeking \$100,000 in Yarmouth CP funds at its Spring Town Meeting. Ms. Carey also noted that a restricted restoration fee is collected in ticket sales and could be made available if Yarmouth CP funds are not approved. Further, she said, the building foundation is solid, according to a structural/architectural report by Raber & Fenuccio and Cape Associates that has outlined the prioritized restoration they have been working through. Ms. Carey agreed to provide a copy of this report along with updated cost estimates, and she was confident that they could stay within the estimates, although an increase in costs was noted by CPC.

In discussing the proposal, CPC expressed concern that funding a regional project might encourage similar requests from other towns, while there is a significant demand for Historic Preservation funds within the town of Barnstable for its own public historic buildings. The May, 2019, vote of the Barnstable Historical Commission was recalled, when they considered this proposal and determined that, while they acknowledged the Cape Playhouse as a regionally significant historic building, the Commission could not endorse allocation of Barnstable CP funds for a project in another town. CPC members discussed whether CPC could recommend an amount less than that requested and also wondered how the Historic Preservation Restriction requirement could be met, in addition to the two existing restrictions noted by Ms. Carey.

### Public Comment:

Attorney David Houghton noted that the Cape Playhouse is a private organization requesting public funds, advising that CPC will need to consider the organization's rules. He said that as a private property it could be disposed of, or its use as a theater could change even with the Historic Preservation Restriction to preserve the exterior of the building.

**Motion was made by Terry Duenas and seconded by Katherine Garofoli to advance the Letter of Intent from The Cape Playhouse requesting \$100,000 in Community Preservation Historic Preservation funds to the Application stage. Motion passed with a unanimous roll call vote of the 8 members present: Aye 8, No 0.**

- Letter of Intent from Town Manager and Department of Public Works for improvements to the small playground at the Barnstable Hollow field. Two alternatives were proposed for consideration: 1) reuse of the existing playground equipment @ \$80,000, or 2) replacement of the existing equipment @ \$125,000 in Recreation/Open Space funding. Both alternatives would provide handicapped access, new play area surfaces and safer transition between playground and field; signage, seating with shade, seasonal water, and trash bins. Completion of the project was estimated for Spring of 2021.

Mr. Nate Collins, Assistant Town Engineer, narrated a PowerPoint presentation and outlined the progress of renovations at the Barnstable Hollow field, noting new and renovated fieldstone walls, clearing of vegetation, new irrigation system, drainage and installation of new athletic field sod. He said that the main issues for the existing playground are that it is not ADA-compliant and there is broken equipment. He described the costs between the two alternatives as the same for the provision of an ADA-compliant walkway to the playground, ADA-compliant surface, ADA-compliant swings, new mulch, new picnic tables with shade and new water-bottle filling station, with the difference between Option #1 and Option #2 just replacement of old playground equipment with new. With a water pump there now, he confirmed that no new water service would be required.

After discussion regarding the extent of playground use, the 10-year warranty and maintenance/service included with new equipment, and the identification of this as a priority playground, CPC agreed that replacement of the playground equipment made more sense than renovating what exists.

### Public Comment

Councilor Gordon Starr inquired where handicapped parking space would be available, and the reply was that one will be located up near the church. He also received confirmation that the existing memorial signage would remain in place.

**Motion was made by James Tenaglia and seconded by Deb Converse to advance the Letter of Intent from the DPW for Barnstable Hollow playground improvements - Option #2 for replacement of the playground equipment – to the Application stage. Motion passed with a roll call vote of the 8 members present: Aye 8, No 0.**

- Letter of Intent from the Town Manager and the Department of Public Works for \$816,793 in Community Preservation Open Space/Recreation Funds for a new playground at the Centerville Recreation Building to replace the existing outdated equipment and include development of an accessible pathway from the parking area, new assessable surfacing and landscaping. Completion of the project was estimated for summer of 2021.

Town Architect Mark Marinaccio narrated a PowerPoint presentation, explaining that 8 of the Town's 13 playgrounds have limited or no access for the handicapped, and just 2 of the remaining 5 meet ADA standards: Luke's Love and Veterans' Park. He noted that this playground is heavily used, and a 2013 safety evaluation led to removal of unsafe equipment, while the site does not have handicapped access due to a 9-ft. grading difference from the parking lot. Mr. Marinaccio said plans call for involving a playground designer, but he was confident that the current cost estimates are accurate or slightly higher than expectations.

CPC members confirmed the heavy usage of the playground, and James Tenaglia reported that the Recreation Commission identified this playground as the #1 priority for upgrading. CPC members agreed that the fact that this playground is not located at a school is very beneficial. Mr. Marinaccio confirmed that this project is also included in the CIP process for funding. Councilor Jessica Rapp Grassetti noted that the playground map should be updated to reflect the demolition of the Cotuit Elementary School playground, and she called for upgrades to the playground next to the Cotuit Library. James Tenaglia noted that a nursery school had installed the equipment at that location.

**Motion was made by James Tenaglia and seconded by Terry Duenas to advance the Letter of Intent from the DPW for the Centerville Recreation Building Playground improvements to the Application stage. Motion passed with a roll call vote by the 8 members present: Aye 7, No 1.**

- 'Letter of Intent from Barnstable Little League seeking \$200,000 in Community Preservation Open Space/Recreation funds for construction of a new concession stand and public restroom facility to support the existing 3 Little League baseball fields at this location. The concession stand facility would be built near the existing Lorusso baseball complex behind the Barnstable Community Innovation School on Bears's Way and would be constructed and maintained by the Barnstable Little League. This funding request represents a portion of the total project cost of \$435,600, with \$45,000 in-kind support secured and additional fundraising in progress.

Barnstable Little League President Mike Clark thanked the CPC for their previous support for the Larusso Complex and explained that the request for funds for the snack bar is the last piece for the complex. He said the Little League program is run for 300 kids ages 7-12 who are interested in participating in baseball, with 3 divisions operating from April through August. Mr. Clark said that the Barnstable Little League maintains the fields from opening and cleaning up in the spring, through weekly mowing and fertilizing and maintaining the lights for the 2 fields that are lit, along with painting and fence repair throughout the season. Mr. Clark described the economic benefits of being able to host a local tournament, noting the generation of business for rentals, restaurants, hotels and retail.

Ed Pesce narrated a PowerPoint presentation and explained that the addition of the snack bar would make this complex a world-class facility. He detailed maintenance of the 4 fields and noted the improvements to drainage and assistance from Joyce Landscaping. Mr. Pesce said that the goal of the project is to have a location to sell snacks and drinks during games and to provide clean ADA-compliant, on-site permanent restroom facilities for players and their families, noting that a sewer line is available there. He said another goal is to provide a changing room for Little League umpires and officials. Mr. Pesce explained that there will be no cooking at the snack bar, but only the reheating of food, with use of disposable paper plates and cups, and he noted that the sale of food will help with the League's fundraising.

Mr. Joe O'Brian of the Barnstable Recreation Commission reported that the School Committee had approved this proposal back in May 2020 and that the Recreation Commission is 100% behind the project, agreeing that it is the final cog needed for an impressive complex.

CPC members objected to any use of Styrofoam, and Mr. Pesce assured that the plates and cups used would be as recyclable as possible. Regarding CPC concern for maintenance of the new restrooms and for how concession stand proceeds would be used, Mr. Clark replied that the Barnstable Little League will maintain the restrooms and that the concession stand proceeds would help fund scholarships and equipment for needy children who would like to play. He said they do not turn away any child who is interested in playing baseball. CPC members noted that eligibility for CP funding will need to be confirmed.

**Motion was made by Terry Duenas and seconded by James Tenaglia to advance the Letter of Intent from the Barnstable Little League requesting \$200,000 in Community Preservation Open Space/Recreation funds to the Application stage. Motion passed unanimously with a roll call vote by the 8 members present. Aye 8, No 0.**

- Letter of Intent from Sturgis Library seeking \$165,000 in Community Preservation Historic Preservation funds for partial roof replacement, historically appropriate window replacement, exterior door and main entrance door replacement, drainage improvements and historical signage. This funding request represents a portion of the estimated costs of \$330,000, with a \$165,000 Massachusetts Cultural Facilities grant application filed and due for a May of 2021, decision.

Sturgis Library Director Lucy Loomis detailed prior CP Historic Preservation funding for roofing for the rear portion of the building 10 years ago, explaining that she is now requesting funds to replace the 30-year-old cedar shingle roof on the historic portion of the building that is now leaking in two places. She anticipated a need for additional work around the chimney that may be found once the roof is removed. She noted that the funding request includes replacement of a failed historically-inappropriate bay window that was installed in the 1970s and a metal door on the second floor that has rusted and is leaking into the light fixtures on the first floor. Further, Ms. Loomis said that the drainage from the roof that runs onto neighboring properties, sidewalks and parking lot requires remediation, and replacement of outside signage is planned, along with a new interpretive sign similar to that at the Olde Colonial Courthouse. She concluded by noting that the Massachusetts Cultural Facilities Fund decision on a \$165,000 grant is due in May of 2021.

CPC members asked about any historic building analysis and Ms. Loomis reported that there is an existing report that could be updated and provided to the CPC. She noted that some of the recommendations from the report are included, but new issues have been identified since the report was written. It was determined that an Application would require itemizing of the \$330,000 cost, with estimates to be provided, and eligibility of various items for CPA funding would require Town Legal Department confirmation.

#### Public Comment

Councilor Gordon Starr said that he has witnessed 2 leaks in the cedar roof that need attention very soon.

**Motion was made by Terry Duenas and seconded by Deb Converse to advance the Letter of Intent from Sturgis Library for \$165,000 in Historic Preservation funds to the Application stage. Motion passed unanimously with a roll call vote of the 8 members present: Aye 8, No 0.**

**Correspondence Received:** Chair Counsell acknowledged receipt of the following correspondence:

- CP Fund Financial Reports prepared by Mark Milne, Director of Finance;
- Outline of contractor work schedule from Barnstable Historical Society, Inc.
- Massachusetts Historical Commission letter confirming Historic Preservation Restriction eligibility of Barnstable Historical Society's Sylvanus Phinney House;
- Notice of opportunity for nominations for Barnstable Historical Commission's 2021 Preservation Project and Preservation Service Awards by the deadline of April 30, 2021;
- Community Preservation Coalition 2020 Year in Review and Dues Notice;

**Motion was made by James Tenaglia and seconded by Katherine Garofoli to approve Community Preservation Coalition membership renewal and \$7,900 dues payment. Motion passed unanimously with a roll call vote of the 8 members present: Aye 8, No 0.**

#### **Chair Counsell provided the following Project Updates:**

- CapeBuilt 255 Main Street LLC and Mid Point Community Housing Applications – Finalization of Housing Restrictions in process;
- The 28 Falcon Road closing took place on December 29, 2020;
- Funds for the new Pickleball Courts in Marstons Mills are available;
- Funds for the DPW projects at Paine-Black House & West Barnstable Community Building are available;
- West Parish Meetinghouse funding request for reimbursement of fire suppression system was approved.

### **Member Discussion:**

- James Tenaglia reviewed the Report of the Recreation Commission – Recreation Facility Tour Evaluation dated April 9, 2020.

Mr. Tenaglia reported that the Recreation Commission used their meeting time for months to visit the 100+ recreation sites in the Town, including ponds, beaches, playgrounds, picnic areas, fields, etc. He said Commissioners noted safety concerns, and the most dangerous received immediate DPW attention. Further, he said, some sites were in good shape, while others really needed upgrades, and the sites that received DPW care throughout the year were in much better shape than School Dept. properties. He mentioned the Hamblins Pond bathhouse as a site that receives a lot more use than it used to and is not adequate. He also recognized the Burgess Park disc golf site as an example where a user group takes care of the Town's property. He also noted issues at the Centerville and West Village tennis courts.

Mr. Tenaglia said that the Recreation Commission voted on grading the sites, comparing to the field study when possible. With the highest-priority projects ranked by the amount of use they received, the Centerville Recreation Building playground reached #1 priority. Reviewing the list at the end of the report, he noted deficiencies for each of the top 13 projects: Dowses bathhouse needs total replacement; Osterville Community Building should be similar to the HYCC for this area; Skate Park bowls need repairs, and equipment is too elementary; Hathaway's Pond is extremely busy and needs a new bathhouse and more grills; Loop Beach bathhouse is not ADA-compliant as a very old bath house, and the beach receives much use; Joshua's Pond Beach's retaining wall needs repair, and the beach needs expansion; Hamblin's Pond has a good beach for younger kids' swim lessons, and the beach can be expanded, but more parking space is needed; Ridgewood Park could be used as a soccer field for the Hyannis downtown area; the Centerville Recreation Building's Vernon Coleman painting in the top-floor closet needs to be moved and restored; Burgess Park is underutilized but needs more parking; and Hyannis West outdoor facilities need to be upgraded.

Councilor Kris Clark complimented the report and recommended posting it on the Recreation website. She also asked if the Historical Commission could consider the historic value of the Vernon Coleman painting in the Centerville Recreation Building. Marilyn Fifield replied that the Historical Commission had previously rescued other Coleman paintings at Town Hall, and she thought this sounded like another in need of attention. CPC members agreed that the report was very good, and James Tenaglia credited Patty Machado's significant contribution of time and effort in compiling all the information.

### **Adjournment:**

**Motion was made by James Tenaglia and seconded by Terry Duenas to adjourn the meeting. Motion passed with a unanimous roll call vote of the 8 members present - Aye 8, No 0 – and the meeting adjourned at 7:25 p.m.**

**Next Regularly Scheduled CPC Meeting – March 15, 2021**

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

- Exhibit 1 –CPC Agenda, February 11, 2021.
- Exhibit 2 – CPC Minutes from December 21, 2020
- Exhibit 3- Barnstable Historical Society Revised Budget, Estimate, Work Schedule.
- Exhibit 4 - Letter of Intent – The Cape Playhouse
- Exhibit 5 – Barnstable Historical Commission letter RE– The Cape Playhouse.
- Exhibit 6 – Letter of Intent – Town Manager/DPW – Barnstable Hollow Playground
- Exhibit 7 – Letter of Intent – Town Manager/DPW Centerville Recreation Playground
- Exhibit 8 – Letter of Intent – Barnstable Little League Concession Stand & Restroom
- Exhibit 9 – Letter of Intent – Sturgis Library, Historic Preservation
- Exhibit 10 –Community Preservation Fund Financial Reports as of 1/31/21
- Exhibit 11 – Massachusetts Historic Commission letter RE – Sylvanus Phinney House
- Exhibit 12 – Barnstable Historical Commission Project/Service Award -Announcement
- Exhibit 13- Community Preservation Coalition 2020 Year in Review
- Exhibit 14 – Community Preservation Coalition Membership Dues Notice
- Exhibit 15 – PowerPoint – Barnstable Hollow Playground Improvements Project - DPW
- Exhibit 16 – PowerPoint – Centerville Recreation Building Playground – DPW
- Exhibit 17 – PowerPoint – Barnstable Little League Concession Stand/Restroom Facility
- Exhibit 18 – Report of Recreation Commission – Recreation Facility Tour Evaluation

Respectfully submitted,  
Ellen M. Swiniarski  
Community Preservation Coordinator  
Planning & Development Department  
*and 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**