



**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  
Vacant – Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission • Deborah Converse – Recreation Commission  
Britt Beedenbender – Town Council Liaison

7 OCT 20 PM 4:00  
BARNSTABLE TOWN CLERK

**Monday, February 24, 2020  
Regular Public Hearing APPROVED Minutes  
367 Main Street, Hyannis, MA – James H. Crocker, Jr. Hearing Room  
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>Britt Beedenbender, Town Council Liaison</b>	<b>Present</b>

**Call to Order**

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.

**Minutes**

The motion of Marilyn Fifield, seconded by Tom Lee, to approve the December 16, 2019, meeting minutes as submitted passed unanimously.

The motion of James Tenaglia, seconded by Katherine Garofoli, to approve the January 27, 2020, meeting minutes as submitted also passed unanimously, with Lindsey Counsell abstaining.

The motion of James Tenaglia, seconded by Tom Lee, to approve the Special CPC meeting minutes of February 13, 2020, also passed unanimously, with Katherine Garofoli abstaining.

**Letters of Intent**

**Letter of Intent from YMCA Cape Cod requesting \$50,000 in Community Preservation Open Space/Recreation funds for creation of a playground, play areas, walkways, benches and plantings associated with a new YMCA Early Education Center proposed to**

be located on North Street in the Hyannis Village Marketplace, Hyannis.

Mr. P.J. Richardson of the YMCA Cape Cod explained that the YMCA was awarded a \$1M Massachusetts Early Education and Care Capital Grant 2 years ago, with the requirement that the YMCA raise \$300,000 in matching funds. He said that \$97,000 had been raised to date to supplement \$24,625 in donated professional services from local businesses. He described the plan to convert an existing space at Hyannis Village Marketplace into 5 classrooms for infants, toddlers and preschoolers, with a playground in front of the center that will also be accessible to Hyannis Village residents during non-programs hours. He said the playground will be designed by Joyce Landscaping with natural elements. CPC members requested that a detailed cost estimate for the project be provided. Mr. Richardson stated that the facility will be leased for 15 years and will remain an early education center for at least 15 years. The new Early Education Center will enable an annual total of 65 infants, toddlers and preschoolers to have care that exceeds MA licensing standards at a reasonable cost, with state and federal subsidies to assure that no one is turned away for inability to pay. CPC members noted that an opinion is needed from the Legal Department regarding investment and insurance coverage for leased property and took the Letter of Intent under advisement.

Letter of Intent from the Whelden Memorial Library, 2401 Meetinghouse Way, West Barnstable, requesting \$90,000 to replace shingle siding; gutter and fascia boards; windows and sills; wooden decking and ADA ramp. Wiring and lighting within the building were also identified as needing updating.

Ms. Kelly Depin, Director, and Mr. David Darling, Trustees Board President, explained the Letter of Intent, noting that the building was constructed 100 years ago and adding that the basement was recently repaired due to water issues. CPC members agreed that a feasibility study should be pursued by a qualified preservation architect to identify and prioritize needed repairs, with the report possibly funded through CPA. Chair Counsell noted that the windows may need to be restored and not replaced in order to qualify for CP funds. Also, CPC members felt that a long-term management plan for the building would be needed. The Letter of Intent was taken under advisement while Whelden Memorial Library seeks a qualified preservation architect

Letter of Intent from St. John Paul II High School requesting \$285,000 in Community Preservation Open Space/Recreation funds for the rehabilitation of the softball field area located at 120 High School Road, Hyannis, as a part of the extensive campus renovation. Total project cost is \$380,000, with \$95,000 to be provided for expenses that CPA cannot fund.

Mr. Ed Pesce of Pesce Engineering and Mr. Kris Keavy, President of the St. John Paul II High School, narrated a PowerPoint presentation, explaining that the field is part of the Town's campus of fields. Mr. Pesce identified the project goal to rehabilitate the existing old softball field by making significant improvements to the outfield & infield, backstop & fencing, provide new dugouts, and adding a portable fence to allow multi-use as a youth soccer field. He said the field is intended for use by the Town of Barnstable, St John Paul II H.S. and others in the community per a Joint User Agreement with the Town. Mr. Pesce said the funding request of \$285,000 represents 75% of the total project cost of \$380,000, with 100% of maintenance costs to be the responsibility of St. John Paul II

HS. He added that the improvements will improve safety in using the facilities while providing additional recreational & sports opportunities to the nearby complex of Town fields. He also noted previous capital investments of \$250K for McKeon Park lighting and \$300K for parking lot renovations (jointly used by St. John Paul II HS and Town of Barnstable during events and games) made by St. John Paul II H.S.

James Tenaglia inquired about the user groups for this field, and Mr. Keavy said after a survey it was mostly girls' softball teams that are interested, with associated user fees conforming to the Town template. He said that maintenance of the field will mirror the Town standards in perpetuity: routine irrigation, fertilizing 3 times per year, routine mowing. James Tenaglia noted that the Town's field study found that fields were being overused, and he thought this could help alleviate overuse of existing fields. Deb Converse mentioned that the Town requires use of only organic fertilizer, and Mr. Pesce agreed that this could be a restriction. Terry Duenas noted that the size of the field limits the user group to girls only. The Letter of Intent was taken under advisement and postponed until the April 27, 2020, CPC meeting when a User Agreement with the Town will be in place.

### **Applications**

Application from Mr. Jake Dewey requesting \$400,000 in Community Housing funds for the creation of 4 affordable residential rental apartment units (\$100,000 each) within a 14-unit redevelopment project called "Mid-Point Apartments," located at 560 West Main Street, Hyannis, was approved by the Community Preservation Committee unanimously at a special meeting held February 13, 2020. However, an additional vote of the Community Preservation Committee was required to direct that funds are to be expended from the Community Preservation Undesignated fund.

**Motion was made by James Tenaglia and seconded by Tom Lee to approve the change in CP fund category from Community Housing to the Undesignated fund in the amount of \$400,000 for the creation of 4 affordable residential rental apartment units in a redevelopment project called "Mid-Point Apartments" located at 560 West Main Street, Hyannis. The motion carried with a unanimous vote: 7 yes.**

Application from Tales of Cape Cod, Inc. requesting \$132,000 in Community Preservation Historic Preservation funds for reinforcement of the support structure for the 1<sup>st</sup> floor in the oldest part of the Olde Colonial Courthouse located at 3046 Main Street, Barnstable Village. The total estimated project cost is \$182,500, with \$50,000 committed from Tales of Cape Cod, Inc. Additionally, an application was submitted to the Massachusetts Preservation Projects Fund for emergency funds in the amount of \$60,000, that, if granted, would be applied to this project, reducing the amount needed from the Barnstable Community Preservation Fund to \$72,000.

Mr. Gene Guill of Tales of Cape Cod and Ms. Maria Raber of Brown, Lindquist, Fenuccio & Raber Architects, Inc., had explained at the December 16, 2020, CPC meeting, that Tales of Cape Cod had recently learned that the Olde Colonial Court House has urgent structural problems. Mr. Guill said that discussions with engineers and architects led to three options for consideration, including a temporary reinforcement. He outlined the three approaches in a PowerPoint presentation: Option 1 - a permanent solution for the

entire building @ \$273,000; Option 2 - a temporary solution using cribbing and framing for the assembly area only @ \$55,875; Option 3 - a permanent solution for the assembly area only @ \$154,000; Option 3 Revised - \$125,125 acknowledging awarding of the \$50,000 Mass. grant. CPC members discussed the details of the different options, and Mr. Guill reported that Tales of Cape Cod preferred the revised option #3, of \$125,125 to reflect the State emergency grant and reduce the CPC request to \$75,000. However, if the original request could be funded, this would allow for the installation of trench drains and repointing the fieldstone/brick foundation.

Ms. Raber said that she worked with Coastal Engineering and explained the work involved with the different options and some of the extreme existing conditions, such as a 2-ft.-high clearance in the dirt-floor crawl space area. She noted the wasted labor and materials involved with a temporary solution, and, after discussion, CPC members preferred the Revised Option 3 for a permanent solution to make the assembly area of the building usable for scheduled programs in the upcoming season.

Mr. Guill continued to narrate the PowerPoint presentation detailing the historical significance of the building and the five phases of restoration work identified in an architectural study and structural analysis report, as well as the work that has been performed thus far, indicating that the timeline for this stretches into the next decade. CPC members expressed concern regarding the assessed value of the building, required accessibility thresholds and existing electrical issues that may need addressing and asked that the architect prepare a prioritized list of all work needed, acknowledging all existing reports on the building, with detailed costs.

### Correspondence

Chair Counsell noted receipt of the following correspondence:

- Substantial Additional CPA Trust Fund Payment (State match increased to \$905,447) and called for a vote of the CPC members to set aside 10% of this amount (\$54,574) for each program area for FY20.

**Motion was made by Terry Duenas and seconded by James Tenaglia to set aside 10% for each CP program area (\$54,574) for FY20, from additional funds provided by the State match that has increased to \$905,447. Motion passed with a unanimous vote: 7 yes.**

- Community Preservation Fund – Schedule of Unreserved Balances by Program Area as of January 17, 2020, prepared by Mark Milne, Director of Finance.
- Memorandum dated February 20, 2020, from the Town Manager/Trust Chairman of the Affordable Housing Growth & Development Trust Fund Board – Fiscal Report to CPC.

### Updates

Project updates were postponed due to time constraint.

### Member Discussion:

- The date of the Annual CPC Meeting was confirmed for March 16, 2020.

## **Adjournment**

The motion of Terry Duenas to adjourn was seconded by James Tenaglia, passed unanimously, and the meeting was adjourned at 6:54 p.m.

## **Next Regularly Scheduled CPC Meeting – March 16, 2020**

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

Exhibit 1 – Draft CPC Meeting Minutes from December 16, 2019, January 27, 2020, and Special CPC meeting February 13, 2020.

Exhibit 2 – Letter of Intent - YMCA Cape Cod & Plans, December 2, 2019..

Exhibit 3 – Letter of Intent – Whelden Memorial Library & BHC Determination.

Exhibit 4 – Letter of Intent – St. John Paul II HS & Plans, February 18, 2020.

Exhibit 6 – Application – Tales of Cape Cod & supporting documents.

Exhibit 7 – Notice from Community Preservation Coalition “\$20M in Surplus Funding for CPA Confirmed by State Comptroller.

Exhibit 8 – CP Fund Schedule of Unreserved Fund Balances By Program Area & Active Appropriations List as of January 27, 2020 prepared by Mark Milne, Director of Finance.

Exhibit 9 – CP Committee Fiscal Report – Affordable Housing/Growth & Development Trust Fund Board dated February 20, 2020.

Respectfully submitted,

Ellen M. Swiniarski

Community Preservation Committee Assistant

*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**