



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE



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

Monday, March 15, 2021
Regular CPC Meeting APPROVED Minutes
Remote Access Meeting Via Zoom Link: <https://zoom.us/j/98214401874>
5:30 PM

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

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.

Minutes

The motion of Marilyn Fifield, seconded by Farley Lewis, to approve the February 11, 2021, Regular Meeting minutes as submitted passed unanimously by roll call vote of the 8 members present: Aye 8, No 0.

Letters of Intent

None received.

Applications

- Application from the Cape Cod Center for the Arts, Inc., DBA The Cape Playhouse, Dennis, MA, requests \$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.

Ms. Nora Carey, Executive Director, narrated a PowerPoint presentation clarifying that the whole project cost is \$654,000 for 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 of the entire building. The CP Historic Preservation funding request of \$100,000 is toward funding for the eastern side of the building only. Slides illustrated the present condition of all sides of the building requiring preservation, including the eastern side, and Ms. Carey noted that it would be ideal to have all of the funding available at once to preserve the entire building, although the architect has provided a phased approach if all funds are not in place. She added that only one staircase on the eastern side of the building will require rehabilitation or replacement.

Marilyn Fifield reminded the Committee that the Barnstable Historical Commission recognized the Playhouse as significant and the property and project worthwhile but did not support funding its rehabilitation with Barnstable CP Historic Preservation funds due to the many existing needs competing for our Town funds within our own town. She stated that she, therefore, could not support the application, although she recommended that the Playhouse board seek National Register nomination to be eligible to apply for the State Historical Commission grants that she always recommends for eligible historic properties. She also suggested seeking donations from the Broadway celebrities who have appeared at the Playhouse.

Chair Counsell noted that there is approximately \$335,000 left in the Historic Preservation portion of funding for this year. Terry Duenas said that he had been opposed to the idea of supporting something regional in nature, but felt this organization is unique, while noting caution for setting a precedent. Deb Converse agreed that the Playhouse is worthy of support and felt torn due to the number of historic projects coming through that have not yet been deducted from the bottom line. Chair Counsell clarified that it would be possible to reduce the amount recommended and granted if that was the choice of CPC and the Town Council.

Public Comment:

Councilor Paul Neary inquired if Dennis and Yarmouth CPCs have committed funds. Ms. Carey explained that the Town of Dennis CPC has already allocated \$250K to the project, and from preliminary meetings it appears that the Town of Yarmouth CPC will also recommend funding, although their Town Meeting has not yet occurred. Councilor Neary suggested the possibility of Barnstable CPC's matching the amount of Yarmouth's CPC's allocation. CPC discussed funding a lower amount, although Ms. Fifield said she felt she needed to respect the Historical Commission's vote opposing any funding. Councilor Kris Clark asked Ms. Carey if she could address the Historical Commission's suggestions with respect to seeking a State Historic Preservation grant and/or seeking Broadway donations. Ms. Carey listed the other funding sources as Mass. Cultural Facilities grant of \$150K and Cape Playhouse funding of \$185,000, calling any funding from Broadway "a miracle," citing theaters' new, costly COVID-related safety regulations as an example of the added costs they face. She explained that the Playhouse has not pursued a State Historical Commission grant because they already have a Restriction on the building from Dennis CPC and grants from Barnstable & Yarmouth would also require a HP Restrictions. Ms. Fifield noted that there are other historic properties with CPA funding that have both Town and State Historic Preservation Restrictions.

Ms. Carey added that the Playhouse provides the region with a unique value in generating other economic benefits for the area and therefore seeks support in the region that they serve.

Katherine Garofoli inquired if the Playhouse has applied for private foundation grants offered through the Cape Cod 5 or Cooperative Banks, and Ms. Carey confirmed that the Playhouse receives funding from private foundations, as well, that is mostly used for operations, including maintenance of the 22 acres of grounds that they are obligated to maintain per their 99-year rental lease.

Chair Counsell noted that the Playhouse is an organization that has capacity to generate more income than any of the other types of historic preservation requests received and said he was less inclined to support funding, given the power they must raise other funds, while he would prefer to support Barnstable projects. He expressed concern that regional grant-swapping back and forth could become extensive. He also noted that the detailed information usually required in CPC historic preservation applications was not provided because this Application preceded the requirement, for example, for a fundraising plan for the rest of the buildings. Ms. Carey replied that they would not need a fundraising plan now because they have \$550,000 in hand. Chair Counsell explained that the new application process takes a comprehensive look at all the buildings an entity is responsible for and how they will maintain them in the future, along with a fundraising plan for this.

Katherine Garofoli clarified that the Yarmouth CPC request is \$65,000, noting the lower amount sought from Yarmouth, a direct neighbor. She said she would feel more comfortable waiting to get a firm answer on what Yarmouth will do before Barnstable CPC decides. After a brief discussion, CPC members agreed it would be best to wait until Yarmouth holds their Town Meeting, and Ms. Carey said that she would keep the Barnstable CPC informed of progress in the Town of Yarmouth.

Motion was made by Katherine Garofoli and seconded by Tom Lee for Barnstable CPC to postpone voting on the Historic Preservation Application from Cape Playhouse until the Town of Yarmouth has had an opportunity to hold their Town Meeting and vote on CPA funding. Motion passed with a roll call vote of the 8 members present: Aye 8, No 0.

- Application from the Town Manager and Department of Public Works for improvements to the small playground at the Barnstable Hollow field seeks \$125,000 in Community Preservation Recreation/Open Space funds for replacement of the existing equipment and provision of handicapped access, new play area surfaces and safer transition between playground and field, signage, seating with shade, seasonal water fountain, and trash bins. Completion of the project was estimated for Spring of 2021.

Assistant Town Engineer Nate Collins narrated a PowerPoint presentation relating the progress of renovations at the Barnstable Hollow field performed by the DPW Structures and Grounds crew in the Summer/Fall of 2020, noting new and renovated fieldstone walls, clearing of vegetation, new irrigation system, drainage, and installation of new athletic field sod. Photos illustrated the existing broken playground equipment and the

lack of an ADA-compliant pathway. Repair and reuse of the existing equipment was considered, but replacement was preferred due to the minimal cost differential.

The proposed work was summarized as including an ADA -compliant pathway down to the playground, new poured-in-place rubberized surface for handicapped access to a new bay of swings, along with access to the new play structure to be designed and installed for children ages 2-5. In addition, there would be 2 new shaded picnic tables, a new water bottle filling station, and new wood fiber mulch throughout the playground. Mr. Collins noted that they were able to keep the costs down by using a combination of Town employees and bidding out and subcontracting to install the poured-in-place surfacing as well as the playground equipment. Mr. Collins explained that the rendering in the PowerPoint presentation is only a draft of what the new playground would look like, and the playground equipment would have to go out to public bid. James Tenaglia spoke in favor of the project and said it would be a great finish to what has already been accomplished by DPW employees at the site. Mr. Collins hoped that the completion date would be prior to the July 4th holiday.

Public Comment

None.

Chairman Counsell noted the current balance of \$545,000 in the CP Open Space/Recreation Fund.

Motion was made by Terry Duenas and seconded by James Tenaglia that the Community Preservation Committee recommend to the Town Council through the Town Manager support for the rehabilitation of the Barnstable Hollow Playground located at 0 Mill Way, Barnstable Village, with new handicapped access and playground equipment, at an estimated cost of \$125,000 from the Open Space/Recreation account. Motion passed with a roll call vote of the 8 members present: Aye 8, No 0.

- Application from the Town Manager and the Department of Public Works seeks \$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 a new accessible pathway from the parking area, new accessible surfacing and landscaping, with completion anticipated in the summer of 2021.

Town Architect Mark Marinaccio narrated a PowerPoint presentation, explaining that the playground currently does not meet safety standards with its worn-out and outdated wooden structures that need replacement. After a Community Playground Development Workshop to determine preferences of the community, he said improvements would include new accessible playground equipment, new accessible path to the playground, installation of ADA-compliant surfacing, with grading to fill 3-4 feet of the existing hollow to create an accessible path and even out the grade, a new seating area and landscaping, all as the 1st phase of a multiple-phase approach to improving the site.

Mr. Marinaccio noted that only 5 of the Town's 11 playgrounds are available to the public, and only 2 of those are currently accessible. He reminded the benefits of having a centrally located playground that is close to candy stores, ice cream shops, shopping, and the beach, and he said that the sloped hollow site of the playground allows for a contained play area that parents like. Further, he said, it allows for access to a higher elevation that can be graded for slide equipment and still be accessible. Mr. Marinaccio shared a photo of the existing playground, illustrating that the existing outdated equipment is not accessible and does not meet current safety standards, and the surface is inadequate, as well. He outlined plans for two play areas: early childhood play area (2-5); and older play area (6-12 years old), noting \$304,000 in the budget for the equipment, with any savings to be used to purchase and install more equipment.

Deb Converse confirmed that this playground was a priority in all of the Town plans and expressed her support for its rehabilitation. Terry Duenas confirmed that there are three phases to the project, with this as phase 1. Mr. Marinaccio said that Phase 2 will include expansion of the parking lot and Phase 3 will convert the ball field into a multipurpose field. Farley Lewis confirmed that there will be additional funding available for the rehabilitation from the Town, and Mr. Marinaccio assured that there is a CIP in place for funding that moves forward each year, also explaining that a consultant will be hired to develop a plan that can go out to bid. Councilor Jessica Rapp Grasseti asked how DPW would involve the community in designing the playground, and Mr. Marinaccio explained that it would be a similar approach to that used for the Osterville project, with a consultant seeking suggestions. Councilor Grasseti said if a pickleball court were proposed, there would be immediate community support.

Town Recreation Director Patty Machado referred to a Harvard University study that indicated playgrounds are too unchallenging, causing long-term issues because children have not been exposed to risk at a younger age. As a result, she said, when they are older, they are taking extreme risks in areas that are ten times more dangerous than what they experience on playgrounds. The study found that it would be better to provide opportunity for challenge while they are young. She said that Centerville is a central location in a community where there are very few playgrounds where kids who are not in school can play, adding that this tends to be popular after story hour at the library or the beach. She said that there are a lot of positives for the entire community associated with a playground in this location, noting the various summer and vacation-week programs that use the building, field, and playground. Councilor Kris Clark said she is glad there is a plan for expanded parking down the road because this playground will be extremely popular.

Motion was made by James Tenaglia and seconded by Terry Duenas that the Community Preservation Committee recommend to the Town Council through the Town Manager support for the rehabilitation of the Centerville Recreation Building playground at 524 Main Street, Centerville, by replacing outdated playground equipment, updating landscaping and creating a new ADA-compliant pathway from the parking lot as requested by the Town Manager and Department of Public Works at an estimated cost of \$816,793 from Undesignated Community Preservation Fund. Motion passed with a roll call vote by the 8 members present: Aye 8, No 0.

General Public Comment:

None.

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

- Report on the Affordable Housing/Growth & Development Trust Fund Activities Related to the Award of CPC Community Housing Funds 11/1/20 through 1/31/21.
 - Deb Converse requested a copy of the layout of the Residence@850 site.
- Report from Affordable Housing/Growth & Development Trust Fund Consultant, Paul Ruchinskas, regarding financial review and analysis of the *pro forma* associated with the Affordable Housing Trust Fund Application for a project entitled “Residence@850” which is under review for approval and located at 850 Falmouth Road, Hyannis.
 - Councilor Kris Clark asked that the Quarterly Reports be posted on a website and available for the public.

Chair Counsell provided the following Project Updates:

- Community Housing CPC Application – Cape Built 255 Main Street LLC: Housing Restriction was finalized and recorded; funding request has been received.
- Mid-Point Community Housing Application – Finalization of Housing Restriction in process.
- 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.
- Barnstable Historical Society CPA Application has been submitted to the Town Manager for inclusion on an upcoming Town Council agenda for public hearing.
- Sturgis Library Application for Historic Preservation funds is anticipated for the April 26, 2021, CPC meeting.
- Barnstable Little League Application for Open Space/Recreation funds is anticipated for the April 26, 2021, CPC meeting. Chair Counsell noted that CPC cannot fund a structure, but it may be associated with another project that is eligible.

Adjournment:

Motion was made by Katherine Garofoli and seconded by James Tenaglia 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 7:04 p.m.

Next Regularly Scheduled CPC Meeting – April 26, 2021

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

Exhibit 1 –CPC Agenda, March 15, 2021.

Exhibit 2 – CPC Minutes from February 11, 2021.

Exhibit 3- Application – The Cape Playhouse, Historic Preservation Fund \$100,000

Exhibit 4 - PowerPoint – The Cape Playhouse Application

Exhibit 5 – Application – DPW Barnstable Hollow Playground Rehabilitation

Exhibit 6 – PowerPoint – Barnstable Hollow Playground Rehabilitation- DPW

Exhibit 7 – Application – DPW Centerville Recreation Building Playground Rehabilitation

Exhibit 8 – PowerPoint – Centerville Recreation Building Playground Rehabilitation-DPW

Exhibit 9 – Report on the Affordable Housing/Growth & Development Trust Fund Activities Related to the Award of CPC Community Housing Funds 11/1/20 through 1/31/21.

Exhibit 10- Report from Affordable Housing/Growth & Development Trust Fund Consultant, Paul Ruschinkas for “Residence @ 850” Trust Application under review.

Exhibit 11 –Community Preservation Fund Financial Reports as of 1/31/21

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**