

TOWN OF BARNSTABLE

BARNSTABLE
TOWN CLERK

NOTICE OF MEETINGS OF TOWN DEPARTMENTS AND ALL TOWN BOARDS
As Required by Chapter 28 of the Acts of 2009, amending MGL Chapter 30A

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NAME OF PUBLIC BODY – COMMITTEE, BOARD OR COMMISSION:

MEETING AGENDA
COMMUNITY PRESERVATION COMMITTEE

DATE OF MEETING: Monday, April 27, 2020

TIME: 5:30 P.M. – 7:30 P.M.

PLACE: In accordance with the Governor’s Order Assuring Continued Operation of Essential Services in the Commonwealth, Closing Certain Workplaces, and Prohibiting Gathering of More than 10 People issued on March 24, 2020 and extended on March 31, 2020, the April 27, 2020 public meeting of the Community Preservation Committee will be physically closed to the public to avoid group congregation.

Alternative public access to this meeting will be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be accessed through the Channel 18 website at <https://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>
2. Real-time public comment can be addressed to the Community Preservation Committee utilizing the Zoom link or telephone number and access code for remote access below.
Link: <https://zoom.us/j/97928810936>
Telephone Number: 888-475-4499 Meeting ID: 97928810936
3. Applicants, their representatives, and individuals required or entitled to appear before the Community Preservation Committee may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Ellen.Swiniarski@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Please note that tonight’s meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s. 20, the Chair must inquire whether anyone is taping this meeting and to please make their presence known

Call to Order:

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from February 24, 2020.

Letter of Intent:

- A Letter of Intent has been received from Barnstable Land Trust seeking Community Preservation Open Space/Recreation funds in the amount of \$250,000 for the purchase of a conservation restriction on a 15.74 acre woodland parcel located at 830 Wakeby Road, Marstons Mills, Map 013, Parcel 003. Additionally, conservation of 21 acres in the Town of Sandwich by the same owner is planned. The parcel connects across the road to 350+ acres of conservation land. Total purchase price of the parcel is \$500,000 with matching funds to be provided by a Mass Land Grant and private Barnstable Land Trust funding.

- A Letter of Intent has been received from CapeBuilt Companies seeking \$300,000 Community Preservation Community Housing funds in support of the creation of 2, two-bedroom deed-restricted affordable rental apartments within the redevelopment/repurposing of an historically significant building that formally was home to the Hyannis Board of Trade located at 255 Main Street, Hyannis. Total project cost is \$2,286,000.
- A Letter of Intent has been received from the Town Manager's Office for Community Preservation Open Space/Recreation funds proposed to be phased over five years totaling \$1,449,000 for the assumption of the remaining debt associated with the Hyannis Golf Club, a 126.31 acre site. Existing Article 97 protections for active recreation will remain in place and would be expanded to include additional active recreation activities other than traditional golf and affordable and workforce housing in the event that it is decided to change from the current use as a golf course, and would require Community Preservation Committee approval.

Applications:

- An Application has been received from Tales of Cape Cod, Inc. requesting \$132,000 in Community Preservation Historic Preservation funds for permanent restoration of the support structure of the 1st floor in 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 the Tales of Cape Cod, Inc. The application to the Massachusetts Preservation Projects Funds for emergency funds in the amount of \$60,000 was granted and if applied to this project, it would reduce the historic preservation funding amount needed from the Barnstable Community Preservation Fund to \$72,000.
 - Letter dated March 9, 2020 from Tales of Cape Cod and attached Memorandum dated March 6, 2020 from Brown Lindquist Fenuccio & Raber Architect, Inc. outlining list of priorities acknowledging all prior building reports for the Olde Colonial Court House as requested.
 - Letter of Award, Tales of Cape Cod dated February 20, 2020, Mass Historical Commission
- An Application has been received from Barnstable Land Trust seeking Community Preservation Open Space/Recreation funds in the amount of \$245,760 for the acquisition of a 15.96 acre parcel and conservation restriction located at 28 Falcon Road, West Barnstable, Map 195, Parcel 038. The Application meets many Town planning and CPC goals, including the preservation of ancient trails, and leverages MA Tax Credit funding to create an advantageous cost-benefit value for the Town and Barnstable Land Trust. Total purchase price is \$345,760 with matching funds in the amount of \$85,000 from a Mass Conservation Partner Grant and \$15,000 from private Barnstable Land Trust funding to be provided.
 - Letter of Support dated April 17, 2020 from Mass Historic Commission for acquisition of 28 Falcon Road, West Barnstable.
 - Letter of Support dated April 20, 2020 from Native Land Conservancy for acquisition of 28 Falcon Road, West Barnstable.

Modifications:

- Modify 2014 recommendation Harju property, 71 Harju Road, Centerville from open space to open space and passive recreation. Town Council Order 2014-060 appropriated \$125,000 for acquisition of 1.05 acres and grant of conservation restriction.

Public Comment:

Correspondence Received:

- Community Preservation Fund Schedule of Unreserved Fund Balances by Program Area As of February 26, 2020 prepared by Mark Milne, Director of Finance.
- Memorandum dated March 9, 2020 from the YMCA in response to questions posed at the February 24, 2020 CPC meeting.
- Letter from Town Council Office dated April 17, 2020 regarding the appointment of Mr Stephen Robichaud as Planning Board representative on the Community Preservation Committee.
- Letter from Town Council Office dated April 17, 2020 regarding the appointment of Ms. Farley Lewis as an At-Large member of the Community Preservation Committee.

- Project Updates:
- Mid Point Apartments Community Housing project was unanimously approved for appropriation at the April 2, 2020 Town Council Public Hearing.
- Cape Cod Horticultural Society will return in late Spring 2020 with a Letter of Intent.
- Orenda draft CR/plan received approval of LAPC and Conservation Commission and is scheduled for a Public Hearing at the Town Council on May 7, 2020.
- Letter of Intent from YMCA has been continued to the May 18, 2020 CPC agenda.
- Letter of Intent from St John Paul II HS has been continued to the May 18, 2020 CPC agenda.
- At the request of the applicant, the Cape Playhouse Application has been postponed to a date in the Fall of 2020.
- St. Mary's Episcopal Church- Historic Restriction has been approved by the State and ready for endorsement/recording.
- A quote for the cost to prepare an historic building analysis report by a preservation architect for the Barnstable Historical Society Headquarters building is anticipated for review by CPC.
- It was determined at the February 24, 2020 CPC meeting that the Whelden Memorial Library, 2401 Meetinghouse Way, West Barnstable requires an historic building analysis report prepared by a preservation architect.

Member Discussion:

- Historic project review process.
- Handbook Updates.
- Tentative Annual CPC Meeting Date - June 15, 2020

Adjournment:

Next Regularly Scheduled CPC Meeting May 18, 2020

Please Note: The list of matters is 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

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. Meetings of a local public body, notice shall be filed with the municipal clerk, and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.