



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 Robichaud – Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission
 Deborah Converse – Housing Authority • Farley Lewis – At Large

Monday, November 15, 2021
ANNUAL CPC Public Hearing APPROVED Minutes
 Remote Access Meeting Via Zoom Link: <https://zoom.us/j/93978357036>
6:30 PM

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

Call to Order

With a quorum present, Chair Lindsey Counsell called the Community Preservation Committee Annual Public Hearing to order at 6:30 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.

Roll Call

Present: Tom Lee, Marilyn Fifield, Deb Converse, Stephen Robichaud, Katherine Garofoli, Farley Lewis, Terry Duenas, and Lindsey Counsell.

Motion was made by Tom Lee and seconded by Stephen Robichaud to open the Community Preservation Committee Annual Public Hearing. Motion passed with a roll call vote of members present. 8 yes, 0 no.

TOPICS FOR DISCUSSION:

- **Public Comment on Community Preservation Committee Goals and the Community Preservation Plan for Fiscal Year 2022 for the Community Preservation Act categories:**
 - Housing – Continue to work in cooperation with the Affordable Housing Growth & Development Trust Fund Board for the creation of new affordable housing opportunities and preserving existing affordable housing.
 - Historic Preservation – Preservation of the exterior envelope of a structure should receive priority consideration, especially involving Town-owned historic resources.

- Open Space –Acquire land, interest in land, or participate in partnerships to preserve land to protect sensitive embayment and drinking water supply, 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.

Chair Counsell noted that the purpose of tonight’s meeting is to take public input on the upcoming year’s work of the Community Preservation Committee and to review the Community Preservation Plan for the upcoming year.

PUBLIC COMMENT:

Chair Counsell acknowledged receipt of comments from the Affordable Housing Growth and Development Trust Fund Board regarding their policies and practices that they are in the process of updating, saying they will be included in the FY 2022 CPC Plan in the Community Housing Section.

Elizabeth Jenkins, Director of Planning & Development, thanked the Committee for inviting her to the CPC Annual Meeting. She noted that the CPC transfer of Community Housing funds to the Affordable Housing Growth & Development Trust Fund led to internal review of the CPC Action Plan with good discussions regarding ensuring that the data provided in the plan is up to date as possible. She explained that the Planning & Development Department, together with the appropriate Boards, Commissions and Committees, is playing a big role in updating the Community Plans that inform Community Preservation priorities, including the Open Space and Recreation Plan, Housing Production Plan, and Historic Preservation Plan. Ms. Jenkins noted that a review of the CPC Action Plan identified some priorities that needed updating to reflect the priorities in the community-derived plans, adding that these plans are only updated at certain intervals. She said that the Planning and Development Department can provide annual updates internally because they track the data during the interim years, and she offered to work with the Committee over the next month or two to review the action plan and provide more updated statistics for the benefit of the Committee and their evaluations. Ms. Jenkins said she would like the CPC to know that the Planning Department is here to support and provide the most up-to-date statistics on an annual basis and continue to engage the members as the plans and discussions of priorities continue.

Councilor Kris Clark noted that applicants for Community Preservation funds should be sure to augment the Community Preservation funds with funds from other sources in order to stretch funds and better serve more projects. She added that staff could help alert applicants of the other grants available.

Chair Counsell narrated a PowerPoint presentation providing an overview of the Community Preservation Act and facts about CPA’s statewide impact:

- 187 Massachusetts Communities have adopted the Community Preservation Act.
- \$2.5 billion have been raised for community preservation statewide.
- 32,566 acres of open space have been preserved along with 3,000 outdoor recreation projects.

- 8,700 housing units have been created and 14,700 housing units supported.
- 6,300 historic preservation projects have been funded Statewide.

Chair Counsell reviewed the Community Preservation Act Allowable Uses Chart, noting limitations for each category. He said the Town of Barnstable Community Preservation Committee requires that all proposed projects be eligible for CPA funding according to the requirements specified in the CPA legislation, with projects evaluated according to those general criteria, such as consistency with the Local Comprehensive Plan.

Chair Counsell explained that, in addition to the general criteria, each specific CPA category has requirements, and a flowchart of Qualified Historic Projects for CPA Funding was depicted, as well as criteria for Open Space and Recreation projects which will require review and updating to align with existing planning documents. Chair Counsell noted that the Community Housing category references the Affordable Housing Trust and will be updated to reflect the Trust's priorities and project criteria as provided in their letter to the CPC. It was agreed that the Annual Public Hearing will be continued to December 20, 2021 and remain open for public comment.

Chair Counsell asked CPC members to take sections of the CPC Plan for updating. Deb Converse agreed to work on the Community Housing section with the Trust.

There was discussion regarding a prioritized inventory land in need of protection, but the Town Manager has this list, and it is not public.

CPC members discussed funding of projects outside of the town of Barnstable, and Terry Duenas reported that 4 of the 8 adults living in the housing development by FORWARD in Dennis are from the town of Barnstable. It was also noted historic projects outside of Barnstable are more difficult to fund because of the overwhelming need for historic preservation funds for buildings in Barnstable.

Katherine Garofoli and Tom Lee volunteered to look at the Open Space Plan. Marilyn Fifield agreed to update the Historic Preservation section, while Terry Duenas will review the Recreation section, with Deb Converse collaborating with the Affordable Housing Trust on the Housing section.

REVIEW OF DRAFT CPC PLAN AND GOALS

Chair Counsell reviewed the PowerPoint Draft FY 2022 CPC Plan and asked members to review it for updates. He noted areas that may require changes and updates of goals and priorities that the Town may have which will need to be incorporated in the CPC Plan.

There was discussion regarding the Barnstable Historical Commission's interest in seeing a loan program established with Community Preservation Historic Preservation funds in order to avoid "demolition by neglect" of private homes. It was noted that some other communities allow this use of CP funds for private historic property, although Barnstable has opposed it to date. It was suggested that perhaps a workshop with the Town Council could be scheduled to discuss pros and cons.

Chair Counsell announced that the Annual Public Hearing will be continued to December 20, 2021 and left open for public comment through email.

ADJOURNMENT

Motion was made by Terry Duenas and seconded by Tom Lee to continue the Annual Community Preservation Committee Public Hearing for the Draft FY 2022 CPC Plan to December 20, 2021, with the record remaining open for public comment, and to adjourn the November 15, 2021, Annual CPC Public Hearing. Motion to continue the Public Hearing and adjourn passed with a roll call vote of the members present. 8 Aye, 0 No.

The November 15, 2021, meeting adjourned at 7:25 p.m.

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

Exhibit 1 – CPC Annual Meeting Agenda, November 15, 2021.

Exhibit 2 – Community Preservation Coalition – CPA Overview - Slide

Exhibit 3 – General Project Criteria for Community Preservation Projects – Slide.

Exhibit 4 – Community Preservation Act Allowable Uses Chart – Slide.

Exhibit 5 – PowerPoint Presentation - Draft Community Preservation Plan for FY 2022.

Exhibit 6 – List of All Community Preservation Fund Appropriations by Town Council Order. – Slide.

Exhibit 7 – Letter from the Affordable Housing Growth and Development Trust Fund Board regarding priorities and criteria.

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**