



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

7 OCT '20 PM3:59
BARNSTABLE TOWN CLERK

Monday, August 17, 2020
Continued from July 20, 2020
ANNUAL CPC Public Hearing APPROVED Minutes
Remote Access Meeting Via Zoom Link: <https://zoom.us/j/95952155913>
5:30 PM-6:00 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	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 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.

Moment of Silence

Chair Counsell noted the passing of Richard Sawyer who was a past member of the Community Preservation Committee and also affiliated with the Cotuit Kettleers, asking for a moment of silence in his memory.

Annual Public Hearing Open to Public Comment

Chair Counsell noted that the Annual Public Hearing was open and continued for Public Comment from the July 20, 2020, meeting. A roll call vote to open the meeting passed with a unanimous vote of the nine members present.

Minutes

The motion of Marilyn Fifield, seconded by Tom Lee, to approve the July 20, 2020, Annual Meeting minutes as submitted passed unanimously by roll call vote of the 9 members.

Public Comment on the Draft CPC Plan Invited:

No one from the public came forward to speak.

Public Comment Received:

Chair Counsell reported receipt of additional public comment regarding the concept of Social Housing in Barnstable received July 24, 2020, in e-mail from Samuel Bechtold and Aliana Wilkey, who had spoken at the July 20 Annual Public Hearing. The follow-up email outlined an alternative solution to the affordable housing shortage in which municipalities could borrow the funds to build housing and then rent out the resulting units. They said additional funds could be secured through capital grants from the federal government that mirror the outlays of the Low-Income Housing Tax Credit program. They felt the housing could be built by construction companies in the same way other public buildings are built, with management in-house or through contracts with management companies. They thought rents could cover costs, with some units rented at higher amounts than others, based upon income, so that the higher rents effectively subsidize the lower rents. They advocated using vacant government-owned land first, followed by redevelopment of blighted property or abandoned buildings, and they noted in the e-mail that this housing concept has been successful in Finland, Vienna and Sweden.

CPC members noted that the Barnstable Affordable Housing Trust will be reviewing housing projects that come forward in the Town of Barnstable, and a link to the Trust's website has been embedded in the CPC Plan.

Review of Draft CPC Plan Changes noted from July 20, 2020, Annual Meeting:

- Names of the new CPC members - Planning Board representative Stephen Robichaud and At-Large Member Farley Lewis - are to be added to the CPC members listed on the front page.
- The Historic Preservation section of the CPC Plan will be updated to include the need for applicants in this category to obtain architectural review/reports and reference the CPC Handbook's Building Assessment Checklist.
- A link to the Recreation Commission Report will be added to the Appendix of the CPC Plan.
- The following language is to be deleted from Section C of the Community Housing section: "working to prevent homelessness."
- Town plans referenced are to be confirmed as the most recent available.
- CPC members discussed the Public Comment received regarding social/municipal housing using public property to build housing, agreeing that the Housing section as written reflects this concept as a goal in the Plan: "Housing – Creation of new affordable housing opportunities and preserving existing affordable housing."

Community Preservation Committee Member Discussion:

- Tom Lee asked if the Recreation Plan contained a list of priorities and associated costs. Jim Tenaglia said that the last page of the plan contains a list. It was also noted that when projects come forward, responsibility for maintenance will also need to be included in the Application.
- CPC Members noted that Community Housing projects will be forwarded to the Affordable Housing Trust.

- It was noted that the latest update of the Town's Historic Properties Inventory is being completed, but there is no prioritizing.
- Tom Lee mentioned that there previously had been discussion about annual inspections being paid for under the CPC Administrative fund and noted trespass issues and illegal dumping. Other CPC members noted that a fund to address legal action should be set up. Chair Counsell said that inspection of Town-owned properties is now under Property Management not Community Preservation.
- Kris Clark, the Land Acquisition and Preservation Committee Town Council Liaison, inquired if a checklist for the Conservation Restriction process will follow the approved CR flow chart to include a date as projects move to the next step, adding a check box/date to the document. CPC members agreed this edit could be included. This checklist is planned to be included in the CPC Handbook and also posted with updates on the CPC website for reference.

CLOSING OF PUBLIC COMMENT:

Motion was made by Chair Counsell and seconded by James Tenaglia to close Public Comment for the Community Preservation Committee's Annual Public Meeting. Motion passed unanimously with a roll call vote: 9 Aye, 0 No.

ADJOURNMENT

Motion was made by Terry Duenas and seconded by James Tenaglia to adjourn the Annual Community Preservation Committee Public Meeting. Motion passed unanimously with a roll call vote of the members present: 9 Aye, 0 No.

Meeting adjourned at 5:57 p.m.

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

Exhibit 1 – CPC Annual Meeting Agenda, August 17, 2020.

Exhibit 2 – Draft CPC Annual Meeting Minutes, July 20, 2020

Exhibit 3 – E-mail dated July 24, 2020 from Samuel Bechtold and Aliana Wilkey regarding follow up information from July 20, 2020 in support of the concept of Social Housing in Barnstable.

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**