



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 * Britt Beedenbender – Town Council Liaison

OCT '20 PM 3:59
 BARNSTABLE TOWN CLERK

Monday, May 18, 2020
Regular Public Hearing APPROVED Minutes
Remote Access Meeting Via Zoom Link: <https://zoom.us/j/98390892726>
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	Present
Farley Lewis	Present
Britt Beedenbender, Town Council Liaison	Absent

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 draft April 27, 2020, meeting minutes as submitted passed unanimously by roll call vote of the members present, with Stephen Robichaud and Farley Lewis abstaining: **7 Yes, 0 No, 2 Abstained.**

Letters of Intent

None received.

Applications

Application from CapeBuilt Companies seeking \$300,000 in Community Preservation Community Housing funds to support the creation of 2 two-bedroom deed-restricted median income rental units at 100% AMI within the redevelopment/repurposing of an historically significant building that was once home of the Hyannis Board of Trade at 255 Main Street, Hyannis. Total project cost is \$2,286,000.

Chair Counsell acknowledged receipt of two letters of support: one from the Hyannis Main Street BID and one from the Greater Hyannis Civic Association.

Mr. Robert Brennan of CapeBuilt Companies narrated a PowerPoint presentation describing the project as one that the Town has been encouraging, as it creates much-needed housing in an historic building that is being repurposed and preserved. He demonstrated that the locus is the epicenter of three maps depicting a Federal Opportunity Zone, TDI District, and Growth Incentive Zone that are specifically designated to encourage growth. Mr. Brennan explained his goal of preserving the original historically significant building while creating a new model of rental apartments and contributing to the existing revitalization efforts for Main Street Hyannis, reminding of his involvement with other Town projects such as nearby Sea Captains' Row. He said redeveloping an historic structure for housing is nearly twice as expensive as new construction, but he said he is still proud that he undertook the project on Main Street in Hyannis that will include two median income deed-restricted 2-bedroom apartments, proposed to be indexed to 100% Area Median Income. Mr. Brennan described the mixed-use project to redevelop and construct additional apartments on the second and third floors for a total of eight (8) one-bedroom apartments and two (2) two-bedroom apartments. He said each apartment will have a separate storage unit in the basement, where a central laundry room is to be located. Mr. Brennan said that he obtained Historic District and Site Plan approvals prior to applying.

Public Comment:

Ms. Deborah Krau, President of the Greater Hyannis Civic Association, spoke in favor of the project and read the Association's letter dated May 16, 2020, into the record, noting that the project accomplishes two Community Preservation goals: community housing and historic preservation.

Ms. Paula Schnepf, Town Councilor, expressed concern regarding the affordability of the units at 100% AMI instead of 80% AMI, and she also said that the amount requested per unit has been historically limited to \$100K. She said that her comment was not a reflection on the project itself and that she understood the additional difficulties with redevelopment as opposed to building new construction.

Ms. Arden Cadrin, Town of Barnstable Housing Coordinator, spoke in support of the project and confirmed some of the details regarding the source of the AMI amounts.

CPC members noted handicapped accessibility deficiencies in the apartments on the 2nd floor, but Mr. Brennan explained that as a redevelopment project, it is exempt from ADA compliance, noting that the new development at Sea Captains' Row will comply. The 100% AMI figures were discussed along with the larger size of the units offered, and CPC members confirmed that utilities are to be included in rental fees for the deed-restricted units. CPC members considered the project good, potentially providing workforce housing for residents who work at the hospital or fire departments for example, noting that although the request for funds is 50% higher, it is for a much better product. It was decided that the draft deed restriction would require review by the Legal Department, and the vote on the Application was postponed to the June 15, 2020, CPC meeting to allow for that.

Application from the Town Manager's Office for \$1,449,000 in Community Preservation Open Space/Recreation funds proposed to be phased over five years to assume the remaining debt of the 126.31-acre Hyannis Golf Club. Existing Article 97 protections for active recreation would remain in place and be expanded to include additional active recreation activities other than traditional golf, also adding possible pursuit of affordable and workforce housing, with Community Preservation Committee approval, if change from the current golf course use is sought.

Mr. Mark Milne, Barnstable Director of Finance, outlined the Application seeking \$1,449,000 in Open Space/Recreation funds to be phased over five years. He explained that financing the original acquisition of the Hyannis Golf Club had been shared between the Community Preservation Fund and the Enterprise Fund. But, after 15 years of success, he said, the golf course now faces financial difficulty in finishing payment of the remaining loan. In exchange for the assumption of the remaining debt of \$1,449,000, he said Community Preservation Committee approval would be required for any future change in use from that of a golf course. He explained that the intention is to continue operating the golf course, and without an annual payment of almost \$300,000 per year, improvements could be made to the facility to attract more users. In response to Community Preservation Committee members' questions, Mr. Milne explained that converting the property to use for housing would require State Legislative approval and a like acreage of land committed for water protection. He listed some of the other activities that could be allowed if operation of the golf course ceased: adventure course, basketball courts, playgrounds, bike trails. Still, Mr. Milne said that the goal is to continue the golf course use, as it is in a convenient location and generates hotel, restaurant, and retail business. Mr. Milne further expressed a preference for Barnstable residents to have an opportunity to use the course without being priced out.

Public Comment:

Town Councilor Paula Schnepf expressed a preference that the Town Council make the decision annually regarding payment of the debt service and questioned if Community Preservation funds could be used to pay the debt. She noted that the 2nd layer of protection afforded by Community Preservation's assumption of the debt does not include a Restriction.

Mr. Milne responded to Ms. Schnepf's concerns by noting that the Legal Department had determined that payment of the debt is not considered an operating cost and that both the Golf Enterprise and CPC debt service budgets will come before the Town Council annually for approval. Mr. Milne noted that if the golf operation ceased, the land would return to open space without the 2nd layer of protection for other activities, and he clarified that CP Open Space/Recreation funds would buy further Restrictions, basically tweaking the original acquisition.

Motion was made by James Tenaglia and seconded by Deb Converse to recommend the Town Manager's request for \$1,449,000 in Community Preservation Undesignated Funds to be phased over a five-year period, for the assumption of the remaining debt associated with the acquisition of the Hyannis Golf Club, subject to annual Town Council approval of the amounts depicted in the projected payment schedule provided. Any change of use from that of a golf course would require approval of the CPC. Motion

passed with a roll call vote of the members present: 7 Yes, 2 No.

Application from Barnstable Land Trust seeking \$250,000 in Community Preservation Open Space/Recreation funds 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, including conservation of 21 acres in the town of Sandwich by the same owner, adjacent to 350+ acres of conservation land across the road. 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.

Ms. Janet Milkman, Barnstable Land Trust Executive Director, narrated a PowerPoint presentation explaining that this parcel is almost 16 acres of undeveloped woodland at the very western end of Barnstable on the Sandwich line and includes the town line trail. She said the parcel has been surveyed for an 11-lot subdivision, but it has special conservation value in abutting existing conservation land, and a Conservation Tax Credit is available to owners who sell below fair market value, qualifying this as a good candidate for a matching Massachusetts Land Grant of \$250,000. She added that the parcel is accessed from the eastern end of Wakeby Road near parking for the Santuit Pond preserve and also from the Sandwich side, without parking, and the Town will own the property with a Conservation Restriction to Barnstable Land Trust. CPC members supported the application and inquired about the timeline. Ms. Milkman explained that in order for the tax credit to work, the closing would need to take place in 2021, but the application for the Mass. Land Grant is due in July, with a notice date in November. In answer to CPC inquiry, she said that there are trails on the property but no parking area yet.

Motion was made by Katherine Garofoli and seconded by Deb Converse to recommend Barnstable Land Trust's request for \$250,000 in Community Preservation Open Space Funds for the acquisition of 830 Wakeby Road, Marstons Mills, for open space and passive recreation. Motion passed with a unanimous roll call vote of the members present: 9 Yes, 0 No.

Public Comment: None.

Chair Counsell acknowledged the following correspondence received:

- Community Preservation Fund Schedule of Unreserved Fund Balances by Program Area prepared by Mark Milne, Director of Finance, for the May 18, 2020, CPC meeting.

Chair Counsell reviewed the following Project Updates with CPC Members:

- Orenda – Great Marsh Road Application received unanimous approval at the May 7, 2020, Town Council public hearing.
- Tales of Cape Cod Application is scheduled for a Town Council public hearing May 21, 2020
- A Town Council public hearing will be scheduled for BLT's 28 Falcon Road, West Barnstable, Application.
- Mid Point Apartments Community Housing Project is moving through grant funding process.

- Letter of Intent – YMCA – easement required; continued to June 15, 2020.
- Letter of Intent – Pope John Paul II HS user agreement required; continued to June 15, 2020.
- Cape Cod Horticultural Society will return in late Spring 2020 with a Letter of Intent.
- Cape Playhouse Application anticipated in the Fall of 2020.
- St. Mary's Episcopal Church - Historic Preservation Restriction 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.
- Letter of Intent - Whelden Memorial Library, 2401 Meetinghouse Way, West Barnstable requires an historic building analysis report prepared by a preservation architect.

Member Discussion:

- Referral of CP Community Housing projects to the Affordable Housing/Growth & Development Trust Fund Board.
 - After a brief discussion, the CPC members voted to refer all CP Community Housing projects to the Affordable Housing Trust Board and reminded that it may be time for the Trust to provide a quarterly report to CPC.

Motion was made by Deb Converse and seconded by James Tenaglia for the Community Preservation Committee to refer new Community Preservation Community Housing projects to the Affordable Housing/Growth & Development Trust Fund Board. Motion passed with a unanimous roll call vote of the members present: 9 Yes, 0 No.

- Historic project review process.
- Handbook Updates.
- Tentative Annual CPC Meeting Date - June 15, 2020
 - Members decided to wait until the July 20, 2020, meeting to hold an Annual CPC meeting for public input.

Adjournment:

Motion was made by Tom Lee and seconded by Katherine Garofoli to adjourn. Motion passed with a unanimous roll call vote of the members present: 9 Aye, 0 No, and the meeting adjourned at 7:25 p.m.

Next Regularly Scheduled CPC Meeting – June 15, 2020

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

Exhibit 1 – Draft CPC Meeting Minutes from April 27, 2020.

Exhibit 2 – Application – CapeBuilt Companies - 255 Main St, Hyannis

Exhibit 3 – Application – Town of Barnstable – acquisition of debt associated with the original acquisition of Hyannis Golf Club.

Exhibit 4 – Application Barnstable Land Trust – Acquisition of 830 Wakeby Road

Exhibit 5 – Community Preservation Fund Schedule of Unreserved Fund Balances by Program Area prepared by Mark Milne, Director of Finance for the May 18, 2020 CPC meeting.

Exhibit 6 – PowerPoint Presentation CapeBuilt Companies – 255 Main Street, Hyannis Community Housing Project.

Exhibit 7 – PowerPoint Presentation Barnstable Land Trust – 830 Wakeby Road

Exhibit 8 – Letter of Support for 255 Main Street, Hyannis Community Housing Project – Ms. Elizabeth Wurfbain, Hyannis Main Street BID.

Exhibit 9 – Letter of Support for 255 Main Street, Hyannis Community Housing Project – Ms. Deborah Krau, Greater Hyannis Civic Association

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**