



**Town of Barnstable**  
**COMMUNITY PRESERVATION COMMITTEE**



[www.town.barnstable.ma.us/CommunityPreservation](http://www.town.barnstable.ma.us/CommunityPreservation)  
 Email: [CommunityPreservationCommittee@town.barnstable.ma.us](mailto:CommunityPreservationCommittee@town.barnstable.ma.us)

Committee Members

Lindsey B. Counsell – Chair • Laura F. Shufelt – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large  
 Fred LaSelva – Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission • Deborah Converse – Housing Authority  
 Britt Beedenbender – Town Council Liaison

**Monday, October 22, 2018**  
**Regular Public Hearing APPROVED Minutes**  
 367 Main Street, Hyannis, MA - 2<sup>nd</sup> Floor – Hearing Room  
**5:30 PM**

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Lindsey Counsell – Chair	Present	MAR 26
Laura Shufelt – Vice Chair	Present	26
Marilyn Fifield – Clerk	Present	A 9
Terry Duenas	Present	26
Tom Lee	Present	
Katherine Garofoli	Present	
James Tenaglia	Absent	
Deborah Converse	Present	
Fred LaSelva	Present	
Britt Beedenbender	Present	

BARNSTABLE  
TOWN CLERK

**Call to Order**

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm. Chair Counsell then 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**

Motion was made by Fred LaSelva and seconded by Marilyn Fifield to accept the meeting minutes of September 24, 2018. Katherine Garofoli corrected the spelling of her name. Motion passed unanimously with spelling correction to be made, as noted.

**Letters of Intent**

- Letter of Intent from the Centerville Historical Museum located at 513 Main Street, Centerville, seeking \$30,000 in CPA Historic Preservation funds as a portion of the entire project cost to replace the roof of the main museum building and adjoining Tin Shop. The museum contains 17,000 irreplaceable historical artifacts that define the history of Centerville and surrounding communities.

The President and Vice President of the Board were present and explained the Letter of Intent, informing the Committee that the purpose of the Centerville Historical Museum is to preserve the past for all ages. As an example of activities, they referred to Girl Scout troops from Barnstable who are invited to prepare sewing samplers similar to the museum artifacts to earn a badge. They said older students have visited to view the uniforms and weapons of the Civil War as well as view the soldiers' diaries written in pen

and ink. Further, they said children are invited to visit the one-room classroom and write on slates, noting that the list of classroom punishments has always fascinated the children. They said the museum houses 17,000 irreplaceable artifacts in the collection at the 14-room museum under a roof that is leaking. They explained that the Centerville Historical Museum has committed \$10,000 toward the total \$30,000 cost of the project, with two bids pending. CPC members noted that contractors' quotations from 2016 may need updating and asked the applicant to detail any amounts that have been raised or awarded in the Application.

**Motion was duly made by Deborah Converse and seconded by Tom Lee to advance the Letter of Intent from the Centerville Historical Museum seeking \$30,000 in CPA Historic Preservation funds for replacement of the main museum building roof and adjoining Tin Shop roof. Motion passed with a unanimous vote.**

- Letter of Intent from Saint Mary's Episcopal Church, Barnstable, seeking \$147,725.20 in CPA Historic Preservation funds as a portion of the entire renovation project amount of \$1,700,000. The requested funding would provide a portion of the cost for fire protection in the church, replace exterior wood trim, and restore the stone entrance on Route 6A.

Libby Gibson, Rector of Saint Mary's Episcopal Church, and Mr. Peter Scarafille, Senior Warden, narrated a PowerPoint presentation which included a breakdown of the of the requested funding: \$113,242 representing a portion of the amount needed for installation of a fire protection system, water line, controls and hydrant; \$24,983.20 for restoration of the front entrance to return the original bluestone; \$9,500 for replacing/replicating exterior doors, exterior trim work. They cited numerous public uses of the building, including a day shelter for the surrounding community in the event of a natural disaster, and staging as a Safe Zone for Barnstable-West Barnstable Elementary School students in the event of an evacuation. In addition, they mentioned Red Cross blood drives, Cooking for Nutrition, AA meetings, fatherhood programs among many others. The PowerPoint presentation documented the church's historic background and listed prior renovations. It was noted that St. Mary's is listed as a Contributing Building in a National Register Historic District and that a meeting with Assistant Town Attorney Houghton had determined that the fire protection sprinkler system in the historic portion of the building may qualify for CPA funding. CPC members discussed that they will need to review the 4 questions to be provided by the Legal Department regarding the Supreme Judicial Court's Caplan case for consideration of an Application for this project, since it involves a church. It was confirmed that the historic portion of the church building, including the sanctuary, is used by the different groups as an auditorium for meetings, lectures and concerts.

**Motion was duly made by Fred LaSelva and seconded by Katherine Garofoli to advance the Letter of Intent from Saint Mary's Episcopal Church seeking \$147,727.20 in CPA Historic Preservation funds as a portion of the cost of fire protection in the historic portion plus replacement/replication of exterior wood trim and doors for the historic church building. Motion passed with a unanimous vote.**

- Letter of Intent from the Barnstable Historical Society seeking \$199,000 in CPA Historic Preservation funds for structural, exterior and interior renovations to the Barnstable Historical Society's historic building at 3087 Main Street, Barnstable. The building serves as a museum for display and preservation of its historical collection and other historically-significant items relating to the Town as well as Cape Cod, and research assistance, educational tours and children's activities for the community are also offered there.

Chair Counsell informed CPC that the Barnstable Historical Society's Letter of Intent will be revised and resubmitted for the November 26, 2018, meeting.

- Letter of Intent from the owner of the circa 1851 Captain Allen Crowell Homestead, located in "Sea Captain's Row" on Pleasant Street, Hyannis, seeking \$25,000 in CPA Historic Preservation funds yearly to assist in the upkeep of the property and advancing it as an educational and historical site open to the public. Preservation Massachusetts has listed the property among the Most Endangered historic resources in Massachusetts.

Mr. Dominic Alessandra, owner of the Captain Allen Crowell Homestead, reminded the Committee that he had come before them back in 2016. He explained the background leading up to that 2016 presentation to CPC and noted his advocacy for preservation of the National Register homes on Pleasant Street known as "Sea Captain's Row". Mr. Alessandra provided the history of both the homestead and the surrounding area, noting that he lives in the oldest house on its original foundation with the original barn and horse stable, as well. He explained the current use of the property and the difficulties he is experiencing because the existing zoning ordinance allows rental of only three of the home's 7 bedrooms. He noted that although he has been opening the doors of his barn for the public to visit and view the many interesting and valuable historical artifacts for years, a museum is not a permissible use under zoning, although visitors find the historic site inspiring, and the Hyannis Historical Society president and former Town Manager both felt it would make an ideal cultural center for education. The Chairman encouraged Mr. Alessandra to continue his good work in preserving the homestead and keeping it open to the public, but he said as a private home it may not be eligible for CPA funding. CPC members suggested contacting the developer of the proposed Sea Captain's Row housing complex to see if it could be incorporated in that project, and Mr. Alessandra said that he has a meeting scheduled with the developer. The Chairman invited him to get back in touch afterward, and Marilyn Fifield advised attaching a Historic Preservation Restriction to any transfer of the property.

- Letter of Intent from Seashore Homes, Inc. seeking \$100,000 in CPA Community housing funds to support the creation of one deed-restricted affordable rental unit within a newly-constructed residential development containing 8 two-bedroom apartments at 185 Ridgewood Avenue, Hyannis.

Mr. & Mrs. Dennis Mason provided background for the Letter of Intent, explaining that there were unforeseen costs of \$100,000 associated with the development: \$50,000 in support of an increase of available sewer capacity and \$50,000 in required upgrades from vinyl siding to wood to conform with the Design

Infrastructure Plan. Mr. Mason explained that the community housing project was permitted with a Regulatory Agreement which included many zoning waivers. As a part of the Regulatory Agreement, he said, one affordable deed-restricted unit was voluntarily provided, and the requested \$100,000 in CPA community housing funds would support the creation of this affordable unit.

**Motion was duly made by Fred LaSelva and seconded by Laura Shufelt to advance the Letter of Intent from Seashore Homes, Inc. requesting \$100,000 in CPA Community Housing funds in support of the creation of one deed-restricted affordable rental unit within a newly-constructed residential development of 8 two-bedroom apartments at 185 Ridgewood Avenue, Hyannis. Motion passed with a unanimous vote.**

### **Applications**

None received.

### **Correspondence Received:**

Chair Counsell acknowledged receipt of the following:

- CP Financial Reports as of September 30, 2018, prepared by Mark Milne
- Notice of Training Seminars for Committee Members from the Town Council Office.
- E-mail from Heather Malkani, Tracy Miller & Sara Pannanen regarding fundraising efforts for the BWB Playground.

### **Updates/Discussion:**

- Laura Shufelt reported that CHAPA awarded grants to the cities and towns of Arlington, Amherst and Essex, but Barnstable's grant application was not funded, although other help may be offered. .
- Laura Shufelt reported that subsequent to meeting with Planning & Development staff regarding steps to investigate a housing proposal for the Cobb Trust lot at 0 Independence Drive that was purchased with CPA funds, she is currently waiting to hear back about sewer connections. She reported that she has been unsuccessful in meeting with the Trust.
- Tom Lee said that he has provided a draft of the review process for Conservation Restrictions associated with CPA-funded acquisitions. After input from CPC members and the Town Attorney, he said he would like to see it incorporated in the CPC Handbook.

### **Public Comment**

None.

### **Adjournment**

A motion was made by Fred LaSelva and seconded by Tom Lee to adjourn. Motion passed unanimously, and the meeting adjourned at 6:39 p.m.

**Next Regularly Scheduled CPC Meeting – November 26, 2018**

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

- Exhibit #1 – Draft CPC Meeting Minutes – September 24, 2018.
- Exhibit #2 – Letter of Intent – Centerville Historical Museum
- Exhibit #3 – Letter of Intent – Saint Mary's Episcopal Church, Barnstable
- Exhibit #4 – Letter of Intent – Barnstable Historical Society
- Exhibit #5 – Letter of Intent – Captain Allen Crowell Homestead- Pleasant Street
- Exhibit #6 – Letter of Intent – Seashore Homes, Inc.
- Exhibit #7 – CP Fund Balances as September 30, 2018 prepared by Mark Milne
- Exhibit #8 –Power Point presentation – Saint Mary's Episcopal Church, Barnstable
- Exhibit #9 – Draft Conservation Restriction process document by Tom Lee.

Respectfully submitted,  
Ellen M. Swiniarski  
Administrative Assistant  
Community Preservation Committee  
*Edited by Marilyn Fifield, Clerk CPC*

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**