



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, June 15, 2020
Regular Public Hearing APPROVED Minutes
Remote Access Meeting Via Zoom Link: <https://zoom.us/j/98091033540>
5:30 PM

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

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 Katherine Garofoli, to approve the draft May 18, 2020, meeting minutes as submitted passed unanimously by roll call vote of the members present. **7 Yes, 0 No.**

Letters of Intent

None received.

Applications

Application from CapeBuilt 255 Main Street LLC seeking \$300,000 in Community Preservation Community Housing funds to support the creation of 2 two-bedroom deed-restricted rental units at or below 100% of Area Median Income within the redevelopment/repurposing of the historically-significant building that was once home of the Hyannis Board of Trade at 255 Main Street, Hyannis. Total project cost is \$3,170,815.

Mr. Robert Brennan of CapeBuilt Companies thanked Town Counselors Britt Beedenbender, Paul Hebert, Tracy Shaughnessy, Matt Levesque, and Paul Neary for touring the site at 255 Main Street and noted that the two-bedroom deed-restricted units

are designed for the moderate income families that have been identified with the greatest need for housing. Mr. Brennan provided an update regarding the Home Team Program which was launched in April of 2020 to offer rental priority to local teachers, police and fire, hospital and arts community personnel, and he reported that three hospital employees and one community arts representative have signed leases under that program to date. He said he has circulated notices regarding the program to police and fire departments, and he displayed a PowerPoint slide with contact information for the program. Narrating a PowerPoint presentation, Mr. Brennan provided a breakdown of total residential construction costs, indicating that the \$300,000 funding request represents 9.4% of the total project cost of \$3,170,815 and 16% of the residential construction costs. He added that restoring an historic building to include housing costs nearly twice as much as new construction, resulting in a \$303 per s.f. cost for the residential construction. He indicated that the \$150,000 for each 2-bedroom deed-restricted unit represents an average of 49% of the rehabilitation cost for each unit, noting in comparison that a Mass. Development \$100,000 award usually will fund 90% of the creation of a 650 s.f. one-bedroom apartment. Mr. Brennan noted that, as a requirement of a Housing Restriction, he received a letter from the Cape Cod Five Cents Savings Bank agreeing to subordinate their mortgage to the deed restriction, resolving the only outstanding issue remaining from the Legal Department.

Public Comment:

Ms. Deborah Krau, President of the Greater Hyannis Civic Association, said that the Association is very much in support of the project and believes that this project is what the East End of Hyannis needs. She said they are very pleased with the much-needed moderate-income housing, adding that the support and funding for this project would go a long way to improve the East End which she said is in great need of help.

Counselor Britt Beedenbender polled CPC members present to see if anyone else had toured the building. Lindsey Counsell said that he is familiar with the work that is being done, calling it incredible. Counselor Beedenbender shared that she had visited the site recently with Mr. Brennan and said it really is a sweet spot for CPC funding as it is both a community housing and historic preservation project that is also beneficial for economic development. She said she was very impressed, especially because of the location of a great building in an area that needs it. She also noted that community housing is often sterile, with no character, and commented that the interior of this historic building is beautiful and tastefully done. She said that this project will set the benchmark and raise the bar for expectations for future projects.

Motion was made by Chair Counsell and seconded by Tom Lee that the Community Preservation Committee recommend to the Town Council through the Town Manager support for CapeBuilt 255 Main Street LLC's request for \$300,000 in Community Preservation Undesignated funds for the creation of Community Housing consisting of 2 two-bedroom deed-restricted residential rental apartment units at or below 100% of Area Median Income (AMI) within a mixed-use redevelopment project at 255 Main Street, Hyannis. The 2 two-bedroom units will be held at 100% of Area Median Income (AMI) or below in perpetuity. Motion passed with a roll call of the members present: 7 Yes, 0 No.

An updated Application from Mr. Jake Dewey was received to clarify the February 13 and 24, 2020, votes of the Community Preservation Committee to recommend the Application for appropriation that was referenced in the Town Council's appropriation vote on April 2, 2020, for Town Council Order 2020-136 Mid Point Apartments. The Community Housing Application requesting \$400,000 in Community Preservation Undesignated Funds is in support of the creation of 4 affordable deed-restricted residential rental studio apartment units (\$100,000 each) within a 14-unit redevelopment project called "Mid-Point Apartments" at 560 West Main Street, Hyannis. Three studio units will be restricted at 80% AMI and one studio unit will be restricted at 65% AMI.

Chair Counsell explained that this updated application was submitted in order to clarify the type and AMI percentages of the 4 deed-restricted affordable units, noting that the Committee will need to be more specific in its motions in the future. Mr. Jake Dewey said that nothing has really changed regarding the creation of the affordable units, but a discrepancy was created when the project evolved from one where all of the units were studios to one that added 2 one-bedroom units without specifying the 4 affordable units in the Town Council recommendation for appropriation.

Mr. Dewey asked the Community Preservation Committee to accept his request to withdraw his previous application.

Motion was made by Chair Counsell and seconded by James Tenaglia to accept the request of the applicant, Jake Dewey, to withdraw the previously-approved Community Preservation Committee Application for the creation of community housing at 560 West Main Street, Hyannis. Motion passed with a roll call of the members present: 7 Yes, 0 No.

Chair Counsell stated that the previous presentation for this Application is to be incorporated by reference, accepted and made a part of the record.

Mr. Dewey provided a status report of the project, stating that the project has moved along slightly, but he has not taken possession of the property, although the rear units are now rented. He said that the project still includes the plan to renovate a total of 14 units and he intends to keep all the rents affordable. Mr. Dewey stated that all four of the deed-restricted affordable units are proposed to be studio units, with one unit to be offered at 65% AMI to meet the requirements of the inclusionary ordinance, and 3 units to be offered at 80% AMI. Mr. Dewey identified the timeline for acquisition of the property to be 30 to 60 days after the Town Council meeting.

Chair Counsell requested that the Community Preservation Committee vote to rescind their previous vote on the project:

Motion was made by Chair Counsell and seconded by James Tenaglia to rescind the previous CPC vote to recommend the Community Preservation Application for creation of affordable housing at 560 West Main Street, Hyannis. Motion passed with a roll call of the members present: 7 Yes, 0 No.

Motion was made by Chair Counsell and seconded by James Tenaglia that the Community Preservation Committee recommend to the Town Council through the Town Manager support for Jake Dewey's request for \$400,000 in Community Preservation Undesignated funds for the creation of Community Housing consisting of 4 affordable deed-restricted residential rental studio units within a 14-unit apartment redevelopment project called "Mid-Point Apartments" at 560 West Main Street, Hyannis. Three studio units will be restricted at 80% AMI and one studio unit will be restricted at 65% AMI, with the ability to float units. The 4 affordable studio units are to be held affordable in perpetuity. Motion passed with a roll call of the members present: 7 Yes, 0 No.

Public Comment:

None.

Chair Counsell acknowledged receipt of the following correspondence:

- Community Preservation Fund Schedule of Unreserved Fund Balances by Program Area and Active Appropriations List as of June 10, 2020, prepared by Mark Milne, Director of Finance.
- Affordable Housing/Growth & Development Trust Fund Board Application Form and referral information. It was noted that this Application will be made available on the CPC website also.

Chair Counsell reviewed the following project updates:

- Orenda – Great Marsh Road CR Application is scheduled for closing on June 18, 2020. .
- Funding for the Tales of Cape Cod Application will be available June 22, 2020.
- 28 Falcon Road, West Barnstable, application will be scheduled for Town Council public hearing after review of CR by LAPC and Conservation Commission.
 - Brief discussion followed regarding whether the Town will own the property.
- 830 Wakeby Road, Marstons Mills - Application for a MASS. Land Grant for matching funds is due in July with a notice date in November.
- YMCA playground equipment – requires easement agreement with the Town.
- St. John Paul II HS Field – requires user agreement with the Town.
- Hyannis Golf Club Application is ready to be scheduled for a Town Council public hearing..
- Cape Playhouse Application anticipated in the Fall of 2020.
- St. Mary's Episcopal Church - Historic Restriction at the State for endorsement/recording and funding.
 - It was noted that the sidewalk is now complete, so the stone work can now be completed.
- An historic building analysis report for Barnstable Historical Society Headquarters building is anticipated to be submitted with an Application.

Member Discussion:

- Historic project review process/checklists
- Handbook Updates.
- Annual CPC Meeting tentative date: July 20, 2020.
 - CPC Members decided to move forward with the Annual Meeting July 20, 2020

Adjournment:

**Motion was made by James Tenaglia and seconded by Tom Lee to adjourn.
Motion passed with a unanimous roll call vote of the members present: 7 Aye, 0 No, and the meeting adjourned at 6.07p.m.**

Next Regularly Scheduled CPC Meeting – July 20, 2020

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

- Exhibit 1 – Draft CPC Meeting Minutes from May 18, 2020.
- Exhibit 2 – Letter – Cape Cod 5 RE: CapeBuilt 255 Main St LLC agree to subordinate.
- Exhibit 3 – PowerPoint presentation - CapeBuilt 255 Main St LLC Application
- Exhibit 4 – Updated Application Jake Dewey – Creation of Affordable Housing – 560 West Main Street, Hyannis.
- Exhibit 5 – Schedule of Unreserved Fund Balances and Active Appropriations as of June 10, 2020 prepared by Mark Milne – Director of Finance.
- Exhibit 6 – Barnstable Affordable Housing and Growth Development Trust Application and contact information.

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**