



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 • Jessica Rapp Grassetti – Town Council Liaison

Monday, December 20, 2021
Regular CPC Meeting APPROVED Minutes
Remote Access Meeting Via Zoom Link: [https://zoom.us/93010039470](https://zoom.us/j/93010039470)
6:00 PM

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

With a quorum present, Chair Lindsey Counsell called the meeting to order at 6:00 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.

Call to Order (Roll Call)

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

Minutes

The motion of Marilyn Fifield was seconded by Tom Lee to approve the October 18, 2021, Regular CPC Meeting Minutes as submitted. Motion carried with a unanimous Roll Call Vote: Yes - 8, No – 0.

Letters of Intent

- **Letter of Intent from Cotuit Federated Church, 40 School Street, Cotuit, seeking \$170,000 in Community Preservation Historic Preservation funds for the restoration, preservation, and installation of stained-glass windows; replacement of exterior shingles with historical shingles; fire protection system; 15% contingency. The estimated cost for the entire project to preserve and expand the building is \$3.9 million with \$3.1 million raised through donations.**

Ms. Jennifer Loughran said that Pastor Angela Menke-Ballou and other building expansion team members were present to answer any questions that the Committee members may have. Ms. Loughran narrated a PowerPoint presentation outlining milestones of the Cotuit Federated Church. She explained that groundbreaking occurred a month ago with the demolition of the garage and removal of trees to make way for excavation and foundation that was poured. She noted a timeline for completion by October 2022. Ms. Loughran reported that the \$3.1M that was raised came from the community and church members, and the budget includes a contingency factor of 15% from Conserve for a budget total of \$3.9M, explaining that the grant coordinator, Pam Morrill, is helping with grant opportunities and other ways to raise funds to bridge the gap. She noted that the Community Preservation Historic Preservation funding request as mentioned in the Letter of Intent is for historical windows, exterior shingles, and fire protection.

Pastor Angela Menke-Ballou continued narrating the PowerPoint, illustrating the original building from 1901 with its original entrance on School Street that will return in this restoration project. She noted a 1941 expansion of the sanctuary that had changed the entrance as well, adding that the Barnstable Historical Commission requested this door entrance be moved back. Pastor Menke-Ballou discussed the reuse of windows found in the attic with a depiction of what the building will look like from all sides. She also noted that the shingle exposure will be narrow, returning the historical appearance.

Chair Counsell said that this project had been pared down considerably from the original request, deleting items ineligible for Community Preservation funding. He noted that the Barnstable Historical Commission would need to vote on this project's CPA funding eligibility in the coming month. Deb Converse reminded about the Kaplan case regarding stained glass windows with a religious message, and the Chair clarified that only the diamond windows from the attic with no religious message would be considered eligible for Community Preservation funds. The vote for the Letter of Intent was held off until the January 24, 2022, meeting to allow for determination of local significance by the Barnstable Historical Commission.

- **Letter of Intent from Town of Barnstable Department of Public Works seeking \$1,352,336 in Community Preservation Open Space/Recreation funds for the installation of a new accessible playground located at the Osterville Recreation Building. Work will include the grading of an area near the new tennis courts to create access from the parking area and West Bay Road, along with installation of new playground equipment to be coordinated with the community, as well as shade structure, benches, tables, patio, accessible surfacing, retaining wall, landscaping, sidewalk, water bottle filling station, and an accessible path, all with completion estimated by Spring 2023.**

Town Architect Mark Marinaccio narrated a PowerPoint presentation outlining the Department of Public Works request for funding for a new playground in Osterville. He detailed the background from 2016, when the Town Council appropriated CIP funds to demolish the Bay School and the Recreation building. He said the Bay School was demolished, and combined CPC and CIP funds were used for the installation of tennis courts in 2017. He continued that the Osterville tennis courts were the last to be constructed, and they included lines for pickleball courts as well as some parking

improvements. In 2018, he said, the Town Council approved funds to design and develop a new recreation building for the site, and in 2019 CIP funding for construction of the softball field and parking improvements, and now, in 2021, DPW is seeking funding for design and construction of a new playground. His PowerPoint slides depicted renderings developed with the Osterville Civic Association of all the elements of the site, including tennis/pickleball courts, softball field, new playground, basketball, street hockey area, a new restrooms/recreation building, parking, and new walking path. Another slide depicted a schematic of the playground design that will be further developed with input from the community. Mr. Marinaccio explained that equipment areas will be designed for two age groups: preschool to kindergarten and 1st grade to 8th grade. Further, he said, a needed shade structure is included, along with a water bottle filling station, benches, and a patio area. He said any construction for a new building would be staged in the multipurpose field which is not scheduled for construction until after the recreation building is built. Committee members discussed the status of playground funding as well as the size of the solar trash compactor. Mr. Marinaccio explained that the trash compactor is only 5 ft x 5 ft and will be screened. Chair Counsell said that the Letter of Intent will need to be reviewed by the Legal Department to ensure all items are eligible by the next CPC meeting in January.

- **Letter of Intent from Town of Barnstable Department of Public Works seeking \$880,500 in Community Preservation Historic Preservation funds for Phase I restoration work for the Zion Union Heritage Museum building. Work will include siding, door replacements, window repairs, handicapped accessibility improvements and site improvements with an estimated completion date of Spring 2024.**

Town Architect Mark Marinaccio introduced Mr. Richard Ventrone, who has been working for the Town of Barnstable for four months and has a very distinguished background in historic preservation. Mr. Ventrone noted his background in historic preservation, including the White House in Washington D.C. and documentation of several historic buildings in that area. He then narrated a PowerPoint presentation outlining the Department of Public Works funding request for \$880,500 in Community Preservation Historic Preservation funds.

Mr. Ventrone explained that buildings like Zion Union Heritage Museum were simple and not considered significant because one of the National Register criteria has been significance, and this is usually related to architectural significance. He noted that the Zion building is among only 2% of the 95,000 buildings on the National Register that are associated with Black history and culture. He said this was mostly because they were the folks that did not have money to build large important structures, noting that Zion was founded by a Black woman who was told to form her own church because she was told she did not belong to another church, and that is what she did. With illustrations of the original appearance of the church along with a photo of the additions, Mr. Ventrone explained that Phase I will bring the smallest part of the original building back to prominence by restoring the windows and the exterior to their original appearance. Other slides demonstrated missing components, rot and noncompliance with ADA accessibility. Mr. Marinaccio mentioned that there is also a CIP request of \$224,873 associated with this project to fund some of the needed interior improvements, such as mechanical equipment, finishes and insulation. Terry Duenas spoke in favor of supporting the compelling history of the building. Mr. Marinaccio explained that Phase

It will be funded through the CIP process and will include a full evaluation of the building, including drainage, adding that the property is leased, and maintenance of the property will go through Property Management, also noting that Structures and Grounds has performed some work and replaced two stairways that were impassible. Chair Counsell noted that this Letter of Intent required review by the Legal Department for eligibility, and he postponed the CPC vote until the January 24, 2022, meeting.

Applications

- **Application from Barnstable Little League seeking \$300,000 in Community Preservation Open Space/Recreation funds to construct a professional, safe, clean restroom facility together with a concession stand and officials' locker room to support the existing complex of 3 Little League fields. The restroom facility will be coordinated with and made available to Barnstable Community Innovation School students and staff to support recess period. The estimated cost of the total project is \$492,000 with matching funds and in-kind donations totaling \$150,000.**

Mr. Ed Pesce, engineering consultant for the project, began a PowerPoint presentation and noted that Mr. Jonathan Stone, the new Barnstable Little League President, was also present, along with two members of the Rest Room and Concession Stand Facility Project Committee, former Little League President Michael Clark and also Recreation Commissioner Joe O'Brien. Mr. Pesce detailed Barnstable Little League background, explaining that they operate and manage 4 fields owned by the Town of Barnstable on Town property at their own expense. He said two are relatively new fields created in 2015 and 2017 behind the current Barnstable Community Innovation School, including Fenway Cape Cod, noting a letter from the Boston Red Sox allowing use of their logo and their Fenway Green Monster, which is a protected design. He also cited prior work at the site in improving the overall stormwater management system, which was nonexistent before and left flooded, unusable fields for parts of the year. Mr. Pesce provided a slide that depicted a 1st class facility and pictures from Opening Day of that facility. He noted that the project goals are to provide a new concession stand and rest room facility and sell snacks during games and competition events, but the primary goal is to provide a clean, safe restroom facility for players and their families that would be connected to the Town sewer system. He said the request to provide a changing room for Little League umpires and officials came from the League, adding that the current upgraded facilities merit a new restroom facility instead of continuing the use of porta-potties. Mr. Pesce confirmed that the Barnstable Little League intends to continue to maintain the facility at no cost to the Town, extending the strong, decades-long support and partnership with the Town of Barnstable. He noted the location of the new facility on the site plan slide in relation to the fields, explaining that it is also within a reasonable distance to the sewer hookup. He added that the proposed design and layout of the sewer line provides for future development of water and gas lines there. Mr. Pesce showed a slide depicting the building design, noting that most of the building is devoted to the rest rooms, and further explaining that it will be a 3-season facility that will be open only in the Spring, Summer and Fall. He added that the restroom facility is also proposed to be made available to the Barnstable Community Innovation School students and their staff, and it will be part of the future User Agreement between the Town and Barnstable Little League. He said the new restroom will offer a clean, safe alternative to porta-potties and use of nearby facilities like the HYCC, adding that the concession stand will help Barnstable Little

League with their ongoing fundraising efforts.

Chair Counsell noted the time and the need for Legal Department input regarding eligibility. Attorney Kate Connolly confirmed that she had sent a letter to Mark Ells in July 2021 regarding DOR allowance of the use of Community Preservation Recreation funds for bathrooms, explaining that there is some leeway now, compared to the past. She said that she would review the Application to determine the level of eligibility, and Chair Counsell said the application will be taken up at the January 24, 2022, meeting.

Adjournment

Motion was made by Tom Lee and seconded by James Tenaglia to adjourn.

Motion carried with a unanimous Roll Call Vote: Marilyn Fifield - yes, Deb Converse - yes, Tom Lee -yes, Farley Lewis- yes, James Tenaglia - yes, Terry Duenas -yes, Stephen Robichaud, and Lindsey Counsell - yes.

Meeting adjourned at 6:58 p.m.

Next Regularly Scheduled CPC Meeting – January 24, 2022

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

Exhibit 1 –CPC Agenda, December 20, 2021.

Exhibit 2 – CPC Minutes from the October 18, 2021, meeting.

Exhibit 3- Letter of Intent –Cotuit Federated Church

Exhibit 4 – Power Point Presentation – Cotuit Federated Church

Exhibit 5 – Letter of Intent – DPW -Osterville Recreation Building Playground

Exhibit 6 – Power Point Presentation – DPW Osterville Recreation Building Playground

Exhibit 7 – Letter of Intent – DPW – Phase I Zion Museum Restoration

Exhibit 8 - Power Point Presentation – DPW – Phase I Zion Museum Restoration

Exhibit 9 - Application – Barnstable Little League restroom/concession stand.

Exhibit 10- Power Point Presentation – Barnstable Little League facility building

Respectfully submitted,

Ellen M. Swiniarski

Community Preservation Coordinator

Planning & Development Department

and edited by CPC Clerk Marilyn Fifield

Please Note: The list of matters is 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.