

TOWN OF BARNSTABLE

NOTICE OF MEETINGS OF TOWN DEPARTMENTS AND ALL TOWN BOARDS
As Required by Chapter 28 of the Acts of 2009, amending MGL Chapter 30A

NAME OF PUBLIC BODY – COMMITTEE, BOARD OR COMMISSION:

REGULAR MEETING AGENDA
COMMUNITY PRESERVATION COMMITTEE

14 MAR '24 PM 1:54
BARNSTABLE TOWN CLERK

DATE OF MEETING: Monday, March 18, 2024

TIME: 5:30 p.m.

PLACE: The Community Preservation Committee (CPC) meeting will be held by remote participation methods pursuant to the passage of legislation extending certain COVID-19 measures adopted during the state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting will be provided in the following manner:

1. The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website: <https://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>
2. Real-time public comment can be addressed to the Community Preservation Committee utilizing the Zoom link or telephone number and access code for remote access below.
Link: <https://zoom.us/j/84818220299>
Or by calling the US Toll-free Telephone Number: 888-475-4499
Meeting ID: 848 1822 0299
3. Applicants, their representatives, and individuals required or entitled to appear before the Community Preservation Committee may appear remotely and are not permitted to be physically present at the meeting and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Sarah.Beal@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Meeting materials will be available at <https://www.townofbarnstable.us/boardscommittees/communitypreservationcommittee/> prior to the meeting.

This meeting of the Community Preservation Committee is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with MGL Chapter 30A, s. 20, the Chair must inquire whether anyone else is recording this meeting and to please make their presence known

Call to Order:

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from January 22, 2024.

Letters of Intent:

- A Letter of Intent has been received from the Town of Barnstable Department of Public Works requesting \$750,000 in Community Preservation Historic Preservation funds for design and restoration of the West Barnstable Railroad Depot. Proposed restoration work will include removal and salvage of the existing clay tile roof; repair of deteriorated roof sheathing; waterproofing and reinstallation of the historic roof tiles; repairs to the existing windows; building trim; interior ceiling repair and associated elements as funding allows. The building is located within the Old Kings Highway Historic District and the West Barnstable Historic District. It is listed as a Massachusetts Cultural Resource and a contributing building to the National Historic District. The building currently houses the Cape Cod Chapter of the National Railway Historical Society. Estimation of project completion is Summer of 2026.
- A Letter of Intent has been received from the Town of Barnstable Department of Public Works requesting \$2,940,000 in Community Preservation Historic Preservation funds for the exterior restoration of the Hyannis Armory. Proposed restoration work includes exterior masonry restoration; window and door replacement; and flat roof replacement. The building is located in the Hyannis Waterfront Historic District and is individually listed as a cultural resource with the Massachusetts Historical Commission. The building was designed by Cape Cod Architect, Walter M. Gaffney, and constructed in 1958 and housed training facilities, storage, and administrative offices for the National Guard. The Hyannis Armory rose to national prominence during the presidential campaign of John F. Kennedy when he made his acceptance speech at the Armory on November 9, 1960.
- A Letter of Intent has been received from the Town of Barnstable Department of Public Works requesting \$568,000 in Community Preservation Open Space/Recreation funds for creation of a new ball field/practice field at the Centerville Recreation Building property. The project will create a new 60-foot base line grass infield, backstop, fence, benches, retaining wall, storage shed, and irrigation system. The design of the new field will be coordinated with the new playground and parking area. Estimation of project completion is Fall of 2025.
- A Letter of Intent has been received from the Town of Barnstable Department of Public Works requesting \$600,000 in Community Preservation Open Space/Recreation funds for improvements to the Cotuit Memorial Park. The project will improve pedestrian access by bringing non-conforming walkways into compliance with ADA, replacing park benches, deteriorated flagpole, diseased trees, memorial relocation, and other site improvements. The Cotuit Civic Association has requested the rejuvenation of the Cotuit Memorial Park that is the focal point for the village, connecting the library, waterfront playground and provides support for local events and activities. Estimation of project completion is Spring of 2026.
- A Letter of Intent has been received from the Town of Barnstable Department of Public Works requesting \$2,100,000 in Community Preservation Historic Preservation funds for the design and restoration of the John F. Kennedy Memorial in Hyannis. The revitalization of the memorial is a project of critical importance and strong justification. The project aligns with the Town of Barnstable's commitment to preserve historical landmarks and ensuring that they remain vibrant and relevant for future generations. This historic landmark was constructed as a tribute to President John F. Kennedy and his connection to Cape Cod and is a tourist attraction and community gathering space. By restoring and modernizing the memorial park, an appealing, safe and accessible environment for all can be ensured. Estimation of project completion is Spring of 2026.

- Applications:
None received.

Correspondence Received

- Email from Planning & Development forwarding notice of several village meetings for public input on the draft Local Comprehensive Plan.

Project Updates:

- The Wheeler Road Grant – Closing will be scheduled for June 2024.
- Mills Property, Mashpee - Conservation Restriction (CR) to be granted to the Mass Division of Fish and Wildlife – Closing is in the process of being scheduled.
- The Unitarian Church project is complete.
- Work continues on the Olde Colonial Court House building.
- Progress is being made on the Centerville and Osterville Playground projects.

Member Discussion:

- Format of the April 22, 2024 CPC Meeting.

Public Comment:

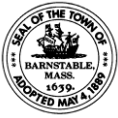
General Discussion:

Adjournment:

Next Regularly Scheduled CPC Meeting April 22, 2024, 5:30 p.m.

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. Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. Meetings of a local public body, notice shall be filed with the municipal clerk, and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.



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 • Vacant – Recreation Commission
 Deborah Converse – Housing Authority • Farley Lewis – At Large • Felicia Penn, President– Town Council Liaison

Monday, January 22, 2024
Regular CPC Meeting DRAFT Minutes
Remote Access Meeting via Zoom Link: <https://zoom.us/j/84929923097>
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Absent
Terry Duenas	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present
Deborah Converse	Absent
Stephen Robichaud	Present
Farley Lewis	Present

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 being recorded and broadcast on the Town of Barnstable’s Government Access Channel. In accordance with MGL Chapter 30A, s. 20 the Chair must inquire whether anyone else is recording this meeting and to please make their presence known.” No one present was recording the meeting.

Call to Order (Roll Call)

Present: Terry Duenas – **yes**, Katherine Garofoli - **yes**, Tom Lee – **yes**, Farley Lewis – **yes**, Stephen Robichaud – **yes**, and Lindsey Counsell – **yes**. Deborah Converse and Marilyn Fifield were absent.

Minutes

The motion of Terry Duenas was seconded by Tom Lee to approve the draft Community Preservation Committee Regular Meeting Minutes from October 16, 2023, as submitted. Roll Call Vote: Terry Duenas – **yes**, Katherine Garofoli – **abstained**, Tom Lee – **yes**, Farley Lewis – **yes**, Stephen Robichaud – **yes**, and Lindsey Counsell – **yes**. 5 yes, 0-no, 1- abstained. Motion carried.

Letters of Intent

- None Received.

Applications:

- None Received.

Correspondence Received:

- Email from the Community Preservation Coalition – DOR Announces November 2023 CPA Trust Fund Distributions.
 - It was noted and discussed that State Revenues are likely to be lower this year, as funds for the CPA Trust reflect the real estate market which has been slow.

Project Updates:

Chair Counsell provided the following updates:

- The Historical Society of Santuit and Cotuit's (HSSC) CPC Application for funds to preserve the WW II German POW Bottle was approved by the Town Council on November 16, 2023. A Grant Agreement is in the process of being executed.
- The Affordable Housing Growth & Development Trust's CPC Application for transfer of funds was approved by the Town Council on November 16, 2023.
 - It was noted that the AHGDT has applications under review for projects located at Yarmouth Road and Main Street, Hyannis.
- The Centerville-Osterville-Marstons Mills (COMM) Water District revised CPC Application was approved by the Town Council on December 7, 2023.
- The Mills Property, Mashpee Conservation Restriction (CR) to be granted to the Mass Division of Fish and Wildlife will be forwarded to the Open Space Committee and Conservation Commission for their recommendations to Town Council for final approval.
- The Wheeler Road Grant was awarded to the Town of Barnstable and was accepted by the Town Council on December 7, 2023.
 - It was noted that the award of the land grant will result in a large reimbursement to the Barnstable CPA fund.
- Cotuit and Santuit Historical Society building.
 - It was noted that the HVAC work has been completed and the project is nearing completion.
- Update on the CCRT Bikeway Project Phases 3 and 4.
 - A meeting regarding CCRT Bikeway Phase 3 had been scheduled for February, 2024 but the State has postponed it to the summer.
- Unitarian Church project.
 - It was noted that this project is also nearing completion and looks quite nice. A final inspection will be scheduled.
- Olde Colonial Court House building.
 - It was noted that reimbursements are coming through for work on the porch, ramp and lift, with the project anticipated to be completed by the end of April.
- The Barnstable Historical Society building is also anticipated to be completed in the next month or two.
- Progress is being made on the Centerville and Osterville Playground projects.
 - A full update will be given by Mark Marinaccio at a future date.
- Discussion at the request of the Cotuit Federated Church Pastor Angela Menke Ballou is tentatively scheduled for March 18, 2024.
- It was noted that the Community Preservation Committee needs a new Recreation Committee representative appointed. There was a brief discussion regarding the process for appointment of a representative.

- Town Councilor Kris Clark said that she is now on the Appointments Committee, and she suggested that CPC check with Cynthia Lovell first to see if anyone has applied and to ensure that the list of vacancies for all of the Committees is updated.

Member Discussion:

- Community Preservation Committee Town Council Liaison is TC President, Felica Penn. CPC looks forward to working with Ms. Penn.
- There was discussion regarding monitoring the Town's properties with Conservation Restrictions. Tom Lee and Chair Counsell noted that, lately, Barnstable Land Trust, which holds most of the CRs on the Town's Open Space, has been performing inspections, per the agreement.
- Format of the February 26, 2024, CPC Meeting.
The motion of Tom Lee was seconded by Terry Duenas to hold the February 26, 2024, meeting remotely. Roll Call Vote: Terry Duenas – **yes**, Katherine Garofoli – **yes**, Tom Lee – **yes**, Farley Lewis – **yes**, Stephen Robichaud – **yes**, and Lindsey Counsell - **yes**. 6 - yes, 0 - no. Motion carried.
- 2024 CPC Meeting Schedule.
 - The 2024 CPC Meeting Schedule was accepted with no revisions.

Public Comment:

None

General Discussion:

None

Adjournment:

Motion was made by Tom Lee and seconded by Terry Duenas to adjourn.

Roll Call Vote: Terry Duenas – yes; Katherine Garofoli – yes; Tom Lee – yes; Farley Lewis – yes; Stephen Robichaud – yes; Lindsey Counsell – yes. Motion carried: Meeting adjourned at 5:54 p.m.

Next Regularly Scheduled CPC Meeting February 26, 2024

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

Exhibit 1 –CPC Agenda, January 22, 2024.

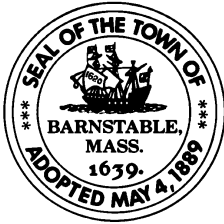
Exhibit 2 –Draft CPC Meeting Minutes – October 16, 2023.

Exhibit 3 – Community Preservation Coalition notice– DOR Announces November 2023 CPA Trust Fund Distributions.

Respectfully submitted,
Ellen M. Swiniarski
Community Preservation Coordinator
and edited by CPC Clerk Marilyn Fifield

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*** Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA**



The Town of Barnstable

Department of Public Works

382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: March 12, 2024

From: Mark R. Marinaccio, AIA, Town Architect

To: Mark S. Ells, Town Manager

Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee

Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee
West Barnstable Railroad Depot Roof Restoration**

Dear Mr. Counsell:

Please accept this Letter of Interest for Historic Preservation funding for restoration of the West Barnstable Railroad Depot.

The historic building sits within the Old Kings Highway Historic District as well as the West Barnstable Historic District. The building is listed as contributing to the national historic district, and is listed as a Massachusetts Cultural Resource.

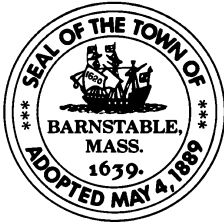
The building currently houses the Cape Cod Chapter of the National Railway Historical Society.

The proposed restoration work will include removal and salvage of the existing clay tile roof, repair of deteriorated roof sheathing, waterproofing and reinstallation of the historic roof tiles. Work will also include repairs to the existing windows, building trim, interior ceiling repair and associated elements as funding allows.

The Department Of Public Works is seeking funding in the amount of \$750,000 for design and restoration of the building. We are estimating completion of the project in the summer of 2026.

Thank you for your consideration of this request and please contact us if you have any questions or if we can provide any additional information.

Mark S. Ells, Town Manager



The Town of Barnstable

Department of Public Works

382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: March 12, 2024

From: Mark R. Marinaccio, AIA, Town Architect

To: Mark S. Ells, Town Manager

Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee

Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee
Armory Exterior Restoration**

Dear Mr. Counsell:

The Department Of Public Works is seeking funding in the amount of \$2,940,000 for exterior restoration of the Hyannis Armory. Designed by Cape Cod Architect, Walter M Gaffney, and constructed in 1958, the Hyannis Armory housed training facilities, storage, and administrative offices for the National Guard.

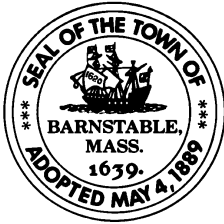
The Hyannis Armory rose to national prominence during the presidential campaign of John F. Kennedy when, on November 9 1960, the day following the election, John F. Kennedy made his acceptance speech on a stage setup in the armory hall.

The building is located in the Hyannis Waterfront Historic District and is individually listed as a cultural resource on the Massachusetts Historical Commission web site.

We are proposing exterior masonry restoration, window, door replacement, and flat roof replacements, to preserve the building and the location of this historic event.

Thank you for your consideration of this request and please contact us if you have any questions or if we can provide any additional information.

Mark S. Ells, Town Manager



The Town of Barnstable

Department of Public Works

382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: March 12, 2024

From: Mark R. Marinaccio, AIA, Town Architect

To: Mark S. Ells, Town Manager

Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee

Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee
Centerville Field**

Dear Mr. Counsell:

Please accept this Letter of Interest for a new ball field / practice field at the Centerville Recreation Building property.

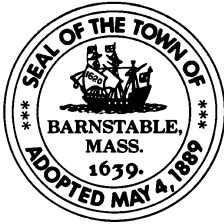
Residents of Centerville have expressed a desire for an improved practice ball field at the site. The field is highly used by the community and recreation department.

The project will create a new 60-foot base line grass infield, backstop, fence, benches, retaining wall, storage shed, and irrigation system. The design of the new field will be coordinated with the new playground and parking area.

The Department of Public Works is seeking funding in the amount of \$568,000 for these improvements. We are estimating completion of the project in the Fall of 2025.

Thank you for your consideration of this request and please contact us if you have any questions or if we can provide any additional information.

Mark S. Ells, Town Manager



The Town of Barnstable

Department of Public Works

382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: March 12, 2024

From: Mark Marinaccio AIA, Town Architect

To: Mark S. Ells, Town Manager

Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee

Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee
Cotuit Memorial Park Improvements**

Dear Mr. Counsell:

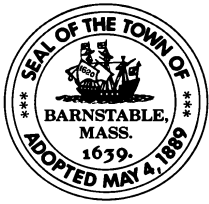
Please accept this Letter of Intent for improvements to the Cotuit Memorial Park.

The Cotuit Memorial park is the focal point for the village of Cotuit, connecting the library, waterfront, playground, and post office. It provides support for local events including the artisan fair, village day, craft festivals, and non-profit fund-raising activities. The Cotuit Civic Association has requested the rejuvenation of the park and has worked with the Town Architect and Grounds division to develop preliminary designs for the enhancement of the site. These plans will improve pedestrian access by bringing non-conforming walks into compliance with ADA, as well as replacing park benches, deteriorated flag pole, diseased trees, memorial relocation, and other site improvements

The Department Of Public Works is seeking funding in the amount of \$600,000 for improvements to the park. We are estimating completion of the project in the spring 2026.

Thank you for your consideration of this request and please contact us if you have any questions or if we can provide any additional information.

Mark S. Ells, Town Manager



The Town of Barnstable

Department of Public Works
Administration & Technical Support Division

800 Pitcher's Way, Hyannis, MA 02601

www.town.barnstable.ma.us



Keith Mackenzie-Betty 508.790.6315
Rebecca Nickerson 508.790.6316
NancyLee Cormier 508.790.6320

Mark R. Marinaccio, AIA, Town Architect
Voice 508.790.6323
Cell 508.328.5064
Fax 508.790.6344

Date: March 12, 2024
From: Mark R. Marinaccio, AIA, Town Architect
To: Mark S. Ells, Town Manager
Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee
Subject: **Project Eligibility Letter of Interest to CPC
John F. Kennedy Memorial, Hyannis, Massachusetts**

Dear Mr. Counsell:

Please accept this Letter of Interest for design and restoration funding for the John F. Kennedy Memorial located in Hyannis, Massachusetts

The revitalization of the John F. Kennedy Memorial in Hyannis, Massachusetts is a project of critical importance and strong justification. The project aligns with the Town of Barnstable's commitment to preserving historical landmarks and ensuring that they remain vibrant and relevant for future generations. Several compelling reasons underscore the urgency and necessity of this revitalization effort:

Historical Significance: The John F. Kennedy Memorial Park was constructed in 1965 and dedicated in 1966 as a tribute to President John F. Kennedy and his connection to Cape Cod. As a significant historical site, it holds immense value in preserving the memory of the 35th President of the United States.

Tourist Attraction: Since its inception, the John F. Kennedy Memorial Park has attracted tourists from across the nation and around the world. It stands as a point of interest and pride for the Town of Barnstable and Cape Cod as a whole. However, the park's current state of disrepair, including aging fountain equipment and deteriorating memorial surfaces, threatens to compromise its appeal and jeopardize its status as a major tourist destination.

Community Gathering Space: The park serves as a cherished gathering space for the local community. Families, residents, and visitors come to the park to reflect, relax, and enjoy the tranquil ambiance it provides. Its restoration will rejuvenate it as a community asset, reinforcing social cohesion and community pride.

Preservation of Legacy: President Kennedy's legacy is deeply intertwined with Cape Cod, making this memorial an important testament to his life and achievements. Preserving this legacy by restoring the memorial to its former glory is not only a mark of respect but also an educational opportunity for future generations to learn about the values and contributions of one of America's most iconic leaders.

Safety and Accessibility: The surfacing of the park and memorial surfaces continue to degrade. By restoring and modernizing the park, we can ensure a safe and accessible environment for all, including individuals with disabilities.

The Department Of Public Works is seeking funding in the amount of \$2,100,000 for the design and restoration of the memorial. We are estimating completion of the project in the spring of 2026.

Thank you for your consideration of this request and please contact us if you have any questions or if we can provide any additional information.

Mark S. Ells, Town Manager