

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

DATE OF MEETING: Monday, July 21, 2025

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. This meeting will be replayed via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live video on demand archives on the Town of Barnstable's website: <https://streaming85.townofbarnstable.us/CablecastPublicSite/?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/83142205059>

Or by calling the US Toll-free Telephone Number: 888-475-4499
Meeting ID: 831 4220 5059
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:

Roll Call of the Members:

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from June 2, 2025.

Letters of Intent:

- None received.

Applications:

- Application from Town of Barnstable DPW requesting \$406,282 in Community Preservation Open Space and Recreation funds to revitalize and improve Cotuit Memorial Park located at 889 Main Street, Cotuit, map 035, parcel 051. The total estimated project cost is \$520,434 with \$114,152 in capital improvement funding to be provided. The Cotuit Civic Association has requested the rejuvenation of this park that is a focal point for the village connecting the library, waterfront, playground, and post office. *Continued from the June 2, 2025 CPC meeting.*
- Application from Barnstable Land Trust (BLT) requesting \$307,500 in Community Preservation Open Space funds to preserve an ecologically important retired cranberry bog property consisting of 25.74 acres within the Great Marsh and Barnstable Harbor watershed addressed 301 Parker Road, West Barnstable, map 176, parcel 019. The total purchase price is \$615,000 and BLT will apply for an MA Conservation Partnership Grant in June 2025 to help fund the acquisition. BLT will grant a conservation restriction to the Town of Barnstable to ensure the land is preserved in perpetuity.

Correspondence Received

- Building Assessment Report for the Oddfellows Lodge building was received and forwarded to CPC members.
- Property Management notice from Housing Assistance Corp,
- Invoice for Community Preservation Coalition Annual Dues
- Updated Letter of Intent from the South Congregational Church for cemetery restoration and preservation.
- Letter from Jennifer Ratliff regarding the preservation of the Eugenia Fortes House was received and referred to the Hyannis Historical Society.

Project Updates:

- Smith's Creek Conservation Restriction closing will be scheduled as soon as documents issue from Land Court.
- The West Barnstable Railroad Depot Restoration DPW request was appropriated at June 5, 2025, Town Council public hearing.
- Cotuit Highground Conservation Restriction request was appropriated at the June 5, 2025, Town Council public hearing.
- The Town Council continued the DPW's Hyannis Armory Restoration CPC Application to their September 4, 2025, meeting.
- Conservation Restrictions for the Harju and Prince Avenue properties are being reviewed and will be placed on an upcoming Town Council agenda for approval.
- The consultant has completed work on the required Form E associated with the Letter of Intent from South Congregational Church Burial Ground. MHC had determined an updated Form E is required to facilitate the completion of the draft preservation restriction from 2017.
- The consultant completed the building condition assessment for the Oddfellow Lodge and consultant's work on the preservation restriction has begun.

- A Letter of Intent seeking funds for trail signage to be located on town-owned conservation property is anticipated for the September 2025 CPC meeting from the Planning & Development Department.
- Barnstable Land Trust will be submitting their Application on the Monteiro project at a future date.

Member Discussion:

- Vote of CPC members for payment of Community Preservation Coalition Dues in the amount of \$7,900 from the CPC Administration Fund.
- CPC Annual Meeting. Available dates: September 15, October 20, November 17
 - Speakers?
 - Financial Update
 - Election of Officers
 - CPC Plan Updates
 - Website Improvements
- Meeting format for August 18, 2025, Community Preservation Committee meeting.
- Draft 2026 CPC Meeting Schedule.

Public Comment:

Adjournment:

CPC Regular Meeting Scheduled August 18, 2025 - 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 a 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.