

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, November 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. 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/875901730978>

Or by calling the US Toll-free Telephone Number: 888-475-4499
Meeting ID: 875 9017 30978
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 October 21, 2024.

Letters of Intent:

- A Letter of Intent has been received from the Department of Public Works requesting \$341,595 in Community Preservation Historic Preservation Funds for exterior restoration work to the Centerville Recreation Building located at 524 Main Street, Centerville, map 207, parcel 043. Proposed improvements include the repair/replacement of the portico, trim and exterior door replacement as well as partial roof replacement. This funding request represents the total estimated project cost with prior plumbing and building improvements performed in 2015 and 2017 provided as matching funding. The building was originally constructed in 1880 and is listed as a contributing building in the National Register Historic District.
- A Letter of Intent has been received from the Department of Public Works requesting \$2,800,000 in Community Preservation Historic Preservation Funds to begin revitalization work on the Hyannis Armory located at 225 South Street, Hyannis, map 326, parcel 004. Proposed improvements in this phase include masonry restoration, masonry steel lintel work, window and door replacement, and roof restoration or replacement. This funding request represents a portion of the total full estimated project cost of \$10,000,000 with Capital Improvement Plan funding previously appropriated in the amount of \$309,179. The Hyannis Armory is in the Hyannis Main Street Waterfront Historic District and holds a significant place in American history as it was at the Armory that President-elect John F. Kennedy delivered his acceptance speech following the 1960 election.
- A Letter of Intent has been received from the Department of Public Works requesting \$792,000 in Community Preservation Historic Preservation Funds for restoration of the West Barnstable Railroad Depot located at 2469 Meetinghouse Way, map 155, parcel 043. Proposed restoration work includes the removal and salvage of the existing clay tile roof, deteriorated roof sheathing, waterproofing and reinstallation of the historic roof tiles, associated wood trim repair, roof structural repair, window restoration, and interior water damage repair. Capital funds will be used for the design and installation of a mechanical system that will control indoor temperatures and humidity. This funding request represents a portion of the total estimated project cost of \$978,000 with Capital Improvement Plan funding in the amount of \$186,000. The building is in the Old Kings Highway Historic District as well as the West Barnstable Historic District and is listed as a contributing building in the National Historic District and the State Register as a Cultural Resource.
- A Letter of Intent has been received from the Department of Public Works requesting \$371,775 in Community Preservation Historic Preservation Funds for restoration work to the Old Jail Building located at 3353 Main Street, Barnstable, map 299, parcel 046. Proposed work will address structural concerns identified in the CBI Consulting building study as well as accessibility, exterior building and site elements and required design work. This funding request represents a portion of the total estimated project cost of \$485,525 with Capital Improvement Plan funding in the amount of \$113,750. The building was built in 1690 and holds significant historical value as one of the oldest wooden jails in Massachusetts and is tied to many notable historic events. The building is listed on the National Register of Historic Places and is in the Old King's Highway Historic District.
- A Letter of Intent has been received from the Department of Public Works requesting \$496,775 in Community Preservation Historic Preservation Funds for the restoration of the Marstons Mills Airfield Hangar located at 1000 Race Lane, Marstons Mills, map 104, parcel 002-T00. Proposed restoration work will focus on addressing the building's structural integrity and restoring damaged exterior components to ensure its continued functionality while

safeguarding its historical significance. This funding request represents a portion of the total estimated project cost of \$566,588 with Capital Improvement Plan funding in the amount of \$58,280. The building was constructed in the early 1920s, and the airfield's history is deeply rooted in aviation and has been an integral part of the Cape Cod community for over a century and is listed on the State Register as a Cultural Resource.

- A Letter of Intent has been received from Barnstable Land Trust, Inc. requesting \$1,350,000 in Community Preservation Open Space/Recreation Funds in support of the appraised fair market value acquisition of the property located at 30 and 31 Crocker's Neck Road, map 020, parcel 093-001 and 097 totaling 10.62 acres, with the remaining 50% of the acquisition cost, plus project costs, being raised through BLT's private fundraising. This open space project will be eligible for a state PARC grant to the Town for purchase of a Conservation Restriction in the amount of \$500,000 which could partially reimburse the CPA funding. The purchase of the property by BLT will protect the property from development, and will preserve the scenic, open space, and recreation values of the property for public access and use by the community. Barnstable Land Trust will grant a perpetual Conservation Restriction to the Town of Barnstable on the property.
- A Letter of Intent has been received from the Planning & Development Department requesting \$50,000 in Community Preservation Open Space/Recreation Funds to hire a consultant to assist in the updating of the Town of Barnstable Open Space and Recreation Plan. This plan is required to be updated every seven years to maintain eligibility for state grant funding through Massachusetts Department of Conservation Services. The town is seeking a state land grant in the amount of \$20,000 and if awarded it will reduce the CPA funds needed for this project.

Applications

None received.

Correspondence Received

- E-mail from Planning & Development Dept. regarding extension of public comment on the Local Comprehensive Plan Draft Future Land Use Map through December 2, 2024.

Project Updates:

- Oakmont Road, Cummaquid properties open space acquisition update.
- Progress is being made on the Centerville and Osterville Playground projects.
- Mass DOT has made an award for the CC Rail Trail Phase III work.
- An appraisal has been ordered for 10.4 acres located at 304 Putnam Ave, Barnstable.
- The Historical Society of Santuit and Cotuit's Phase II CPC Application was approved at the October 24, 2024, Town Council public hearing.

Member Discussion:

- Meeting format for the December 16, 2024, Community Preservation Committee meeting.
- DRAFT 2025 Community Preservation Committee Meeting Schedule.

Public Comment:

Adjournment:

CPC Regular Meeting Scheduled December 16, 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 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.



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 • Vacant – Clerk/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, October 21, 2024
Regular Public Hearing DRAFT Minutes
Meeting Held Via Zoom: <https://zoom.us/j/881117410129>
5:30 PM

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

Call to Order:

Notice of Recording: 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 else is taping this meeting and to please make their presence known.” No one present was recording the meeting.

ROLL CALL: Terry Duenas (present), Tom Lee (present), Farley Lewis (present), Steve Robichaud (present), Lindsey Counsell (present).

Letters of Intent:

- None received.

Application

- Application from the Federated Church of Hyannis requesting \$164,000 in Community Preservation Historic Preservation Funds to conserve 270 gravestones in the Universalist Cemetery that were identified in the 2024 Condition Assessment prepared by Fannin Lehner Preservation Consultants. The Federated Church owns the land where the cemetery lies and provides meeting space for several non-profit groups. The cemetery is listed on the State Register of Historic Places and has an existing preservation restriction recorded. The church will donate \$1,000 with in-kind donations from volunteers providing ongoing research and management.

Ms. Pam Brown, Project Coordinator, Federated Church, narrated a PowerPoint presentation in support of the Application. She acknowledged that \$164,000 is a significant ask for funding and noted the extent of the full project saying that a phased approach would not have generated conservator’s interest in the project. She reviewed

the quotes and work that three conservators had submitted. Two conservators submitting quotes were from Connecticut and were very similar in the proposed work and price. They both indicated they wanted to work in the off season because lodging is less expensive. She explained that the third conservator from Massachusetts had not visited the site and cannot begin any work until 2027. Because of this, the third conservator's proposal has been ruled out. Ms. Brown compared the details of the remaining two conservator's quotes pointing out the similarities and differences between them resulting in an equal choice. Ms. Brown noted that Atlas Preservation proposed to provide 16 carved square stones set about a foot above the ground engraved with the cemetery section IDs at no additional cost. Ms. Brown displayed examples of the work of the conservators showing before and after photos of work performed by consultants this summer and the steps involved in repairing and resetting broken headstones. She noted that she has recently offered cemetery tours that were well attended by the public. Ms. Brown said she is struggling with making a choice between the two very competent and well-respected conservators.

Chair Counsell noted that he had attended a tour of the cemetery and said the amount of work already done is amazing. He said that the marker stones offered by one of the conservators would be a nice addition, however the choice between conservators should be made by the church.

In answer to Stephen Robichaud's question, Ms. Brown explained that a chemical cleaner called D/2 works over a period of time and continues to preserve the gravestones, however there is no sealant used. Mr. Robichaud noted that the addition of stone markers and having all the stones cleaned, not just the 270 indicated in the condition report is significant. Ms. Brown explained that both conservators had difficulty figuring out how to stay within the given budget and would be unable to reduce their prices further.

There was discussion regarding the payment schedules required by both companies and the benefit to holding payment until all the work has been done. It was noted that although only a \$1,000 contribution was being provided as matching funds from the church, there have been hundreds of in-kind hours donated by Ms. Brown and other volunteers. It was noted that the per stone amount is not a lot of money for a full restoration project.

Town Councilor Kris Clark suggested that a benefactor from the church could possibly provide temporary housing at a cheaper rate than the local hotels. It was also discussed that the church could reach out to local hotels for an off-season deal that they could then use as a tax write off and perhaps help alleviate the conservator's lodging expense.

Public comment: None

The motion of Tom Lee was seconded by Terry Duenas to approve and recommend the Federated Church's Application for \$164,000 for conservation and preservation of 270 gravestones in the Universalist Cemetery 320 Main Street, Hyannis. Funds are to be taken first from the Community Preservation account set aside for Historic Preservation with any remaining balance to be taken from the Undesignated Community Preservation account.

Roll Call Vote: Terry Duenas (yes); Deb Converse (yes), Tom Lee (yes; Farley Lewis (yes); Stephen Robichaud (yes) and Lindsey Counsell (yes). 6 – yes; 0 – no. Motion carried.

Approval of Meeting Minutes was taken out of order.

Minutes

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from September 16, 2024.

The motion of Tom Lee was seconded by Farley Lewis to approve the September 16, 2024, CPC meeting minutes as submitted.

Roll Call Vote: Terry Duenas (abstained), Deb Converse (yes); Tom Lee (yes); Farley Lewis (yes); Stephen Robichaud (yes), and Lindsey Counsell (yes). 5 – yes, 0- no, 1- abstained. Motion carried.

Chair Counsell reviewed the following correspondence received:

Correspondence

- Report on the Affordable Housing/Growth & Development Trust Fund Activities Relating to the Award of Community Preservation Funds for End of Fiscal Year 2023.
- Letter from the Barnstable Fire District Water Department withdrawing their Letter of Intent and further interest in acquiring Oakmont Road, Cummaquid properties for future well sites.
- Active CPC accounts as of September 24, 2024, from Director of Finance, Mark Milne.
- E-mail from Planning & Development Dept. regarding opening of public comment on the Local Comprehensive Plan Draft Future Land Use Map through October 23, 2024.
- Informal inquiry received from Cape Cod Toy Library for funding for a permanent location for community play, learning center and resource library. He noted that this was referred to the Legal Department after which they were informed of criteria of eligibility.
- 3 Letters of support and 1 opposed regarding the Oakmont Road acquisition project.

Project Updates:

- Oakmont Road, Cummaquid properties open space acquisition update. The Save Our Cummaquid Wood group is continuing to work on their proposal for the smaller parcel.
 - Marie Rizzo said she has been heading the group to save Cummaquid Woods and they have applied for and received all the information needed from the state and are now registered as a non-profit corporation. She said they have partnered with Mark Robinson at the CC Compact and will be able to raise funds soon.
 - The Cobb Trust parcel is listed with Carey Commercial at \$850K, which is considerably higher than the appraisal of \$700,000. Currently working with CC Compact Conservation Trust to find grant money if an offer is to be made.

- Progress is being made on the Centerville and Osterville Playground projects. They will likely be starting work in the spring.
- Awaiting Mass DOT naming of the award for the CC Rail Trail Phase III work. Hoping for a December 2024 start date.
- An appraisal has been ordered for 10.4 acres located at 304 Putnam Ave, Barnstable. The town is working with the Barnstable Land Trust. A large majority of this land would be used to expand the Mosswood Cemetery. There may be open space remaining or possibly for community housing use.
- The Historical Society of Santuit and Cotuit's Phase II work Application has been scheduled for public hearing at the October 24, 2024, Town Council meeting.
- Funds for the acquisition of 211 Cedar Tree Neck Road have been returned to the CPA fund as the property has been recently sold to a private party.
- State grants have been awarded to two Barnstable projects partially funded by CPA open space funds: Smith Creek acquisition \$200,000 awarded to Orenda, and; Santuit Woodlands acquisition \$295,000 awarded to Barnstable Land Trust.

Member Discussion:

- Review of CPA Project Accounts to Close.
 - Cotuit Federated Church
 - 211 Cedar Tree Neck Road
 - Little League Restrooms

The Motion of Tom Lee was seconded by Stephen Robichaud to close CPA project accounts identified. Roll Call: Terri Duenas (yes), Deb Converse (yes), Tom Lee (yes), Farley Lewis (yes), Stephen Robichaud (yes), and Lindsey Counsell (yes). 6 – yes, 0 – no. Motion carried.

- Meeting format for the November 18, 2024, Community Preservation Committee meeting. Stephen Robichaud noted that he would not be in attendance for the November 18, 2024, CPC meeting. After a brief discussion, it was decided that the November 18, 2024, CPC meeting would be held remotely.

Public Comment:

None.

Adjournment:

The motion of Stephen Robichaud was seconded by Terri Duenas to adjourn the meeting.

Roll Call Vote: Terri Duenas (yes), Deb Converse (yes); Tom Lee (yes); Farley Lewis (yes); Stephen Robichaud (yes), and Lindsey Counsell (yes). 6 – yes, 0 no. Motion carried. Meeting adjourned at 6:19 p.m.

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

Exhibit 1 –CPC Regular Meeting Agenda, October 21. 2024.

Exhibit 2 – Draft Minutes for the September 16, 2024, CPC Regular Meeting.

Exhibit 3 – CPC Application – Federated Church for Universalist Cemetery restoration

Exhibit 4 - Federated Church – Universalist Cemetery PowerPoint presentation.

Exhibit 5 – Report of the Affordable Housing Growth & Development Trust Activities for Fiscal Year End 2023.

Exhibit 6 - Letter from the Barnstable Fire District Water Department withdrawing their Letter of Intent and further interest in acquiring Oakmont Road, Cummaquid properties for future well sites.

Exhibit 7 - Report of Active CPC accounts as of September 24, 2024, from Director of Finance, Mark Milne.

Exhibit 8 - E-mail from Planning & Development Dept. regarding opening of public comment on the Local Comprehensive Plan Draft Future Land Use Map through October 23, 2024.

Respectfully submitted,
Ellen M. Swiniarski
Community Preservation Coordinator
Planning & Development Department

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 votes so, the Committee may go into Executive Session for specified allowable reasons. 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**



The Town of Barnstable

Department of Public Works
Administration & Technical Support Division
800 Pitcher's Way, Hyannis, MA 02601
www.town.barnstable.ma.us



Mark Marinaccio 508.790.6323
Keith MacKenzie-Betty 508.790.6315
Rebecca Nickerson 508.790.6316
NancyLee Cormier 508.790.6320

John W. Juros, AIA
Town Architect
Voice 508.790.6324
Fax 508.790.6344

MEMO

Date: November 7, 2024
From: Mark Marinaccio, AIA, Owner's Project Manager
To: Mark S. Eills, Town Manager
Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee
Subject: **Project Eligibility Letter of Interest to CPC
Centerville Recreation Building Exterior Restoration, 524 Main Street**
Map/Block/Lot: 207 / 043/

Dear Mr. Council,

Please accept this Letter of Interest for Historic Preservation funding for exterior restoration work to the Centerville Recreation Building, 524 Main Street, Centerville.

With a total estimated project cost of \$341,595 The Department Of Public Works is seeking the full amount in community preservation funding for the project. In FY15 the Town of Barnstable appropriated \$185,000 for plumbing improvements. In 2017 the Structures and Grounds division replaced the rear fire escape from the second floor, painted the building, and replaced the roof.

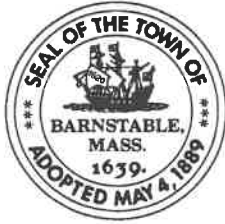
Originally constructed in 1880 at a cost of \$1,700, the building has served various roles in the village's history. In 1932, an addition was made to the south side of the building, introducing the now iconic two-story pedimented portico. The building was used as the village post office in 1957 and transitioned to its current role as a community center in 1976.

The building is listed as contributing to the national register historic district and is central to the village.

Over the years, the exterior of the building has suffered significant deterioration despite ongoing maintenance efforts. The structural columns of the portico are rotting and require extensive repair or possible replacement. Portions of the trim and exterior doors have also decayed, with the doors no longer closing properly. Furthermore, a persistent leak in a roof valley has resisted numerous patching attempts, and a partial re-roofing of this area is necessary.

Sincerely,


Mark S. Eills, 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: November 7, 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**
Hyannis Armory Exterior Restoration, 225 South Street, Hyannis

Map/Block/Lot: 326 / 004/

Dear Mr. Counsell,

In fiscal year 2019, the Barnstable Town Council appropriated \$309,179 of capital improvement funding, to begin revitalization work on the Hyannis Armory. The funding included costs for restoration design and hazardous material abatement. With a total estimated project cost of \$10,000,000, the Department of Public Works is seeking \$2,800,000 in community preservation funding to begin work on exterior restoration of the building.

Constructed in 1958, the Hyannis Armory once served as the home of Battery D, 685th AAA Machine Gun Battalion of the Massachusetts Army National Guard. The building holds a significant place in American history, as it was at the Armory that President-elect John F. Kennedy delivered his acceptance speech following the 1960 election. After casting their votes in Boston, John F. Kennedy and his wife Jacqueline flew to Cape Cod to await the election results at the Kennedy Compound in Hyannis Port. On the morning of November 9, 1960, the Kennedy family traveled to the Hyannis Armory, where Kennedy expressed gratitude for his victory and called for national unity as the country faced the challenges of the 1960s.

Although the building was nominated for the National Register of Historic Places, it has not yet been listed. Over the years, the condition of the Armory has deteriorated significantly, and it is currently used as cold storage for various town departments. Despite this, the building remains a vital piece of our town's history and a valuable community asset.

The Department of Public Works has initiated efforts to restore the Armory for future use as town offices and public meeting spaces. Town Council has already appropriated funds for restoration design and hazardous materials removal. The next critical step is to restore the building's exterior, with interior improvements to follow in subsequent phases.

This project specifically addresses the exterior restoration of the Hyannis Armory. Planned work includes masonry restoration, masonry steel lintel work, window and door replacement, and roof restoration or

replacement. This phase is crucial to securing the building's exterior envelope and halting further deterioration, regardless of the ultimate vision for the facility.

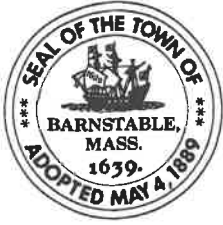
The Department of Public Works is seeking \$2,800,000 in funding for this phase of restoration. This investment will advance the overall goal of restoring and adaptively reusing the Hyannis Armory for the benefit of the community.

Thank you for your consideration.

Sincerely,



Mark S. Ellis, 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: November 7, 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, 2469 Meetinghouse Way.**

Map/Block/Lot: 155 / 043/

Dear Mr. Counsell:

Please accept this Letter of Interest for Historic Preservation funding for restoration of the West Barnstable Railroad Depot, 2469 Meetinghouse Way.

With a total estimated project cost of \$978,000, The Department Of Public Works is seeking \$792,000 in community preservation funding and \$186,000 in capital funds for the project.

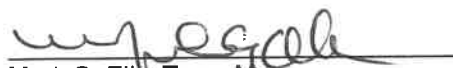
The historic building sits within the Old Kings Highway Historic District as well as the West Barnstable Historic District. The building is listed as contributing to the national historic district and is listed as a Massachusetts Cultural Resource.

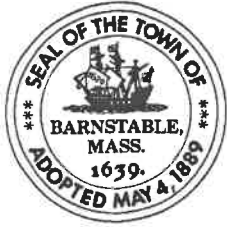
The building currently houses the Cape Cod Chapter of the National Railway Historical Society.

The proposed restoration work will include removal and salvage of the existing clay tile roof, deteriorated roof sheathing, waterproofing and reinstallation of the historic roof tiles, associated wood trim repair, roof structural repair, window restoration, and interior water damage repair. Capital funds will be used for the design and installation of a mechanical system that will control indoor temperatures and humidity.

We are estimating the completion of the project in the fall 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: November 7, 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
Old Jail Restoration, 3365 Main Street, Barnstable**
Map/Block/Lot: 299 / 045/

Dear Mr. Counsell,

Please accept this Letter of Interest for Historic Preservation funding for restoration work to the Old Jail Building in the village of Barnstable.

With a total estimated project cost of \$485,525, The Department Of Public Works is seeking \$371,775 in community preservation funding and \$113,750 in capital funds for a project to restore and improve the old Jail.

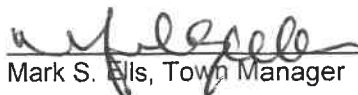
The Old Jail, located at 3087 Main Street in the village of Barnstable, holds significant historical value as one of the oldest wooden jails in Massachusetts. Built in 1690 by order of the Plymouth and Massachusetts Bay Colony courts, the jail originally served Barnstable County until around 1820 when a new stone jail replaced it. The structure, which could house six prisoners, was later attached to a barn and rediscovered in 1968. It was subsequently moved to the grounds of the Coast Guard Heritage Museum, part of Barnstable Village's historic Customshouse building. The Old Jail was listed on the National Register of Historic Places in 1971 and included in the Old King's Highway Historic District in 1987.

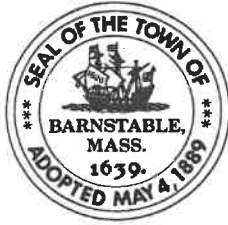
The jail is tied to notable events in early colonial history. In 1716, it housed Goody Hallett, lover of the infamous pirate Samuel Bellamy (known as the Witch of Wellfleet), along with the two survivors of Bellamy's flagship Whydah Gally, and the seven survivors of his consort ship Mary Anne. Over the years, the jail gained a reputation as one of the most haunted buildings in America, with ghost tours regularly offered.

In 2011, a historic building study by CBI Consulting identified structural concerns, particularly in the basement, where the original floor supports have deteriorated. This project will address those structural concerns along with accessibility, exterior building, and site elements, as well as fund the design work.

Thank you for your consideration of this important preservation project.

Sincerely,


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: November 7, 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**
Marstons Mills Airfield Hanger Restoration, 1000 Race Lane.

Map/Block/Lot: 104 / 002/ T00

Dear Mr. Counsell,

With a total estimated project cost of \$566,588, The Department of Public Works is seeking \$496,775 in community preservation funding and \$58,280 in capital funds for the restoration of the Marstons Mills Airfield Hangar, located at 1000 Race Lane.

Cape Cod Airfield is located on the former site of Camp Perkins, a Massachusetts National Guard camp which was active on the site in 1921 and 1922

Constructed in the early 1920s, the Marstons Mills Airfield Hangar has been an integral part of the Cape Cod community for over a century.

The airfield's history is deeply rooted in aviation, initially established as Camp Perkins, a National Guard training camp, in 1921. Shortly after, World War I pilot Zenas Crocker formalized it as an airfield. Over the decades, it has hosted numerous aviation events, a flying school, and commercial airline flights. From the Massachusetts National Guard's summer encampments to the post-WWII GI Bill flight training, the airfield has played a pivotal role in the local aviation community. In 2003, the Town of Barnstable acquired the property, ensuring its preservation as a significant historical landmark.

Hangar components have deteriorated over the years especially the metal roof and sidewall panels, which is creating damage to the structural. Columns and metal roof trusses are deteriorating.

This project seeks to restore and preserve this historic 1920s hangar, ensuring its continued functionality while safeguarding its historical significance. The restoration will focus on addressing the building's structural integrity and restoring damaged exterior components.

Thank you for your consideration of this important preservation project. We look forward to the opportunity to protect and revitalize this historic structure.

Sincerely,



Mark S. Ellis, Town Manager



November 12, 2024

To the Members of the Town of Barnstable Community Preservation Committee:

I am writing to submit this Letter of Intent for Community Preservation Act funding to assist Barnstable Land Trust, Inc. (BLT) in preserving a beloved community open space property known as Cotuit Highground Golf Club.

Project Name: Cotuit Highground Land Protection Project
Owner: Stephen J Heher & Paul M Heher Trustees, Heher Children's Trust
Location: 30 Crocker's Neck Road 1.01 acres (gravel parking Lot)
31 Crocker's Neck Road 9.61 acres (golf course)
Acres: 10.62 acres
Map & Parcel: 020/093/001 and 020/097
Purchase Price: \$2,700,000
Timeline: Closing in October 2025

Cotuit Highground Golf Club is a popular recreation area, and local gathering spot for the community. The property includes a 9.6-acre golf course with a clubhouse in an old 1800's farmhouse and a 1-acre parcel across the road providing parking. The property is a popular gathering space for the local community and visitors, in winter for sledding and otherwise for golf.

BLT and the Heher family have reached an agreement for the purchase of the property with a short-term lease back of the property for golf use. Proposed longer term uses of the property under consideration include walking trails, park, playground, picnic area, and nature center/community gathering space. The purchase of the property by BLT will protect the property from development, and will preserve the scenic, open space, and recreation values of the property.

This is a different kind of property than many that BLT has partnered with the Town to conserve in the past, with the primary value being for community open space and recreation, in addition to the more typical wetland, wildlife habitat and groundwater quality protection values protected through other projects. We expect projects like this, such as bogs and golf courses, where we seek to protect and repurpose private open space property for public access, will become more common as available natural open space becomes scarcer.

The short-term lease-back for golf use has been negotiated with the sellers and includes language drawn from best practice environmental management for golf courses, to avoid negative impacts to the property and surrounding area. The Town of Barnstable will be granted the perpetual conservation restriction on the property.

Timeline for Preserving the Land:

The Heher family have accepted an offer for the purchase of the property and a Purchase and Sales Agreement has been executed. A closing is scheduled for October 2025 to allow time for BLT to raise the necessary funds.

Funding Request:

Barnstable Land Trust seeks \$1,350,000 in Community Preservation Act funds in support of the appraised fair market value acquisition of the property, with the remaining 50% of the acquisition cost, plus project costs, being raised through BLT's private fundraising. This open space project will

be eligible for state PARC grant to the Town for purchase of the CR, for an amount up to \$500,000, which could partially reimburse the CPA funding.

BLT currently has a strong pipeline of seven land protection projects. We are therefore mindfully tailoring our project funding plan to not overburden available CPA open space funding, while also working to maximize the leverage CPA funds provide for other public and private funding sources.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Janet Milkman". The signature is written in a cursive, flowing style.

Janet Milkman
Executive Director
508-771-2585 x 101
janet@blt.org
1540 Main St.
West Barnstable, MA 02668

Attached: Locus Maps

COTUIT HIGHGROUND LAND PROTECTION PROJECT



COTUIT HIGHLAND LAND PROTECTION PROJECT



9.91 Acres of land with development potential for four house lots

Cotuit Highland Golf Course is a 10 acre property with a nine-hole golf course and associated parking and club house. The property is a popular recreation area and local "hang-out" for the community.

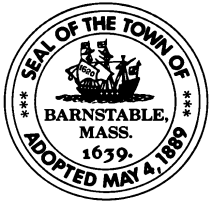
Barnstable Land Trust is acquiring Cotuit Highland for preservation of this important scenic open space in the Village of Cotuit. The property is a popular gathering space for the local community and visitors in winter for sledding and otherwise for golf. Protecting the property from development will preserve scenic, open space, and recreation values of the property, and preserve the wetland and upland vegetation at the property. The property will remain a golf course in the short run. Proposed longer term uses under consideration include walking trails, park, playground, picnic area, and community gathering space.



600 ft

Google Earth

Image © 2024, Airbus



Town of Barnstable

Department of Planning & Development



Community Preservation Committee
Letter of Interest – OSRP Consultant

Project Title: Town of Barnstable Open Space and Recreation Plan (OSRP) Consultant

Project Outline: The Town of Barnstable’s Open Space and Recreation Plan (OSRP) is required to be updated every seven years in order for the Town to maintain eligibility for grant funding through the Massachusetts Department of Conservation Services. With the current plan set to expire in 2025, the Town is seeking to hire a consultant to assist with updating this plan in accordance with state requirements.

Estimated Timeline: If awarded funding, the Town will issue an RFP as soon as possible to contract with a consultant for the project. A final draft of the OSRP update is expected to be complete by August 31, 2025.

Funding Request Amount: \$50,000

Partnership Information: The update of the OSRP will be coordinated with the Town’s Open Space Committee.

Secured Funding: The Town is currently seeking a \$20,000 grant through the Massachusetts Division of Conservation Services [Land Conservation Assistance Grant](#). If awarded, this grant would reduce the cost of CPA funding needed for the project.

Applicant Contact: Kyle Pedicini, Assistant Director of Planning and Development for the Town of Barnstable: kyle.pedicini@town.barnstable.ma.us, 774-487-1246

DRAFT

2025 CPC Meeting Schedule

3rd Monday of each month @ 5:30 pm
James H. Crocker, Jr. Hearing Room
Town Hall
367 Main Street, Hyannis
Or Via Remote Access as Scheduled

January 27, 2025

4th Monday

February 24, 2025

4th Monday

March 17, 2025

April 28, 2025

4th Monday

May 19, 2025

June 16, 2025

July 21, 2025

August 18, 2025

September 15, 2025

October 20, 2025

November 17, 2025

December 15, 2025