



**Town of Barnstable**  
**COMMUNITY PRESERVATION COMMITTEE**

[www.town.barnstable.ma.us/CommunityPreservation](http://www.town.barnstable.ma.us/CommunityPreservation)  
 Email: [CommunityPreservationCommittee@town.barnstable.ma.us](mailto:CommunityPreservationCommittee@town.barnstable.ma.us)



Committee Members

Lindsey B. Counsell – Chair • Laura F. Shufelt – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Sue Rohrbach – At Large  
 Fred LaSelva – Planning Board • Tom Lee – Conservation Commission • Richard Sawyer – Recreation Commission • Deborah Converse – Housing Authority  
 Britt Beedenbender – Town Council Liaison

**Monday, March 19, 2018**

**Joint Meeting of the Community Preservation Committee and  
 Recreation Commission and CPC Regularly Scheduled Public Hearing  
 APPROVED Minutes**

**367 Main Street, Hyannis, MA - 2<sup>nd</sup> Floor – Hearing Room  
 5:30 PM**

**Joint Meeting – CPC and Recreation Commission**

<b>Lindsey Counsell – Chair – CPC</b>	<b>Present</b>
<b>Laura Shufelt – Vice Chair - CPC</b>	<b>Present</b>
<b>Terry Duenas - CPC</b>	<b>Present</b>
<b>Tom Lee - CPC</b>	<b>Present</b>
<b>Richard Sawyer – CPC &amp; Recreation Commission</b>	<b>Present</b>
<b>Fred LaSelva - CPC</b>	<b>Present</b>
<b>Kevin Turner – Chair – Recreation Commission</b>	<b>Present</b>
<b>Joe O'Brien - V. Chair – Recreation Commission</b>	<b>Present</b>
<b>James Tenaglia – Recreation Commission</b>	<b>Present</b>

**Call to Order**

Chair Lindsey Counsell and Chair Kevin Turner called the joint meeting to order at 5:30 p.m. Chair Counsell read into the record: "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.

**Joint Meeting to Review/Discuss the Draft Comprehensive Field Study:**

Ms. Amanda Ruggiero, Assistant Town Engineer, DPW stated that feedback from both committees is being sought tonight for the draft Comprehensive Field Study prepared by Weston and Sampson. She indicated that many people and groups were involved in providing input in such as Recreation Department, DPW, School Department, Town Manager's Office, public meetings, and an online survey. Funds for the Comprehensive Field Study were provided by a CPA Open Space/Recreation grant.

Amanda narrated a PowerPoint presentation and pointed out that the draft field study is divided into 3 phases of Basic Project Goals: Phase 1 -Needs Assessment" consists of public outreach and review of leases; Identification and prioritization of community and town needs. Phase 2 is the "Field Evaluation" which required visiting each field, evaluating, and listing the current conditions of existing park assets. Phase 3 –"Strategic Plan" identifies a plan for upgrading facilities and/or building new facilities to meet community needs, outlining an implementation process to include potential funding and phasing strategies. The draft plan is soon to be finalized.

Gene Bolinger, Doug Morse and Mike Easler of Wesson and Sampson were present and continued narrating the Power Point presentation identifying the Project Team members; a list of the 21 properties that were evaluated in the study; and a map depicting the location and types of fields.

#### Phase 1: Demographics

Mike Easler reviewed the tables depicting demographic information for different age groups and incomes for the Town, County and State were presented with the comment that Barnstable is aging, however it is not considered elderly. The projection for the future is a slight increase in elderly population in the next 10 to 20 years. The school districts have reported that freshman and 1<sup>st</sup> grade enrollments are at about 370 students and are currently planned to remain at this level over the next 10 to 15 years.

#### Phase 1: Sports Trends

Mr. Easler indicated that the national trends show a decrease in little league and high school baseball, softball and football and increases in lacross, rugby, and adult softball participation. Locally, There is no decrease in little league or baseball however a decrease in softball participation was noted. Large increases in lacrosse, rugby, pickleball, and adult softball/baseball participation as well as minor increases in soccer were noted.

#### Phase 1: User Survey – Results/Outcome

Mr. Easler stated that the survey indicated users of all age groups would like access and amenities; major users are baseball, football, soccer, tennis, and pickleball players, as well as playground users. Other users: walking/jogging, basketball and active open space uses. #1 reason why fields and courts are not used is because of conditions and lack of amenities. More than 50% of the respondents felt that the town's facilities need improvement. The provision of restrooms, shade shelters, seating, and access were reported as some of the most desired amenities. He also indicated that the user groups and survey seemed to match with 211 persons responding to the survey.

#### Phase 1: Needs Assessment Outcome – Priorities

Barnstable's playing field and court needs were identified as follows: additional funding and staffing for basic field maintenance, improvements and repairs is needed. Coordination between user groups, schools and recreation will be required as well as establishment of a field use policy. Additional pickleball courts, dedicated rectangular and adult league fields and a 90 ft. diamond baseball field are desired; improved access to facilities; improved ancillary facilities (irrigation systems, bleachers, backstops, etc) are all needed. The reallocation of existing venues to accommodate usage trends is needed as well as the provision of opportunities to schedule and rest fields systematically. Funding for major improvements at existing properties as well as funding for maintenance at renovated/reconfigured venues will be required.

#### Phase 2: Existing Conditions/Inventory

The overall summary of conditions identified that worn, dated fencing including backstops exist, causing safety concerns and inadequate delineation for spectator viewing. Grass is inconsistent and poor drainage exists; soil compaction and over-use of fields impact infiltration and water quality. Most of the fields and courts have limited or

lack accessibility and parking. A map of Barnstable was presented that depicts the type of field, its location, and its ranking based upon overall conditions indicated by color code. A ranking of 3 (yellow) is adequate for safety and is considered standard and acceptable. Larusso and Lowell Park are ranked 4 to 5, however a majority of the fields are ranked 1 or 2 with the possibility that some aspects of the facility are okay. Each field has a 2-3 page analysis associated with it. Tom Irwin, turf specialist, was also consulted and he provided his analysis for the report.

### Phase 3: Needs + Inventory = Strategic Plan

The strategic plan is to redevelop and reconfigure existing fields and courts, renovate and add new ancillary facilities as indicated in the user survey; establish new maintenance protocols, including staffing and equipment; make new and adjusted programming offerings. Committee members agreed that without a plan and funds for maintenance, improvements made will fail.

### Phase 3: Additional Facility Needs

The strategic plan is to provide dedicated rectangular fields for lacrosse users who are currently using private facilities; adult-sized softball field; 90 ft diamond baseball field and dedicated pickleball courts (6 additional dedicated pickleball courts will be added in phase 2). Committee members questioned if perhaps a large number who answered the online survey may also be pickleball users.

### Phase 3: Strategic Phasing

Phase I (1-4 years) projects are those projects that are under way and already in the works such as Lombard Field, Barnstable HS, former Osterville Bay Elementary School, McKeon Field, Barnstable West Barnstable Playground. Early phase sites are: West Villages Elementary School, Marstons Mills Elementary School, Barnstable United Elementary School, Bay Lane Recreation Field, Saint John Paul II Field, Hyannis West Elementary School, Barnstable/West Barnstable Elementary School. At this point, Committee members discussed the need for budgeting for a maintenance program including onsite storage and the provision of 2 to 3 maintenance options; the possibility of maintenance to be provided by a specialist; trends and whether too many pickleball courts are proposed; accuracy of income for Hyannis; and, available jobs types and the likely decline in younger population. The provision of multigenerational opportunities with ADA and ancillary amenities were identified as goals for each facility.

### Example Sites:

Existing facilities and proposed improvements were presented as possible early phase projects:

- West Villages Elementary School - addition of an ADA pedestrian route from parking to the little league field; 6 pickleball courts, shade shelters, picnic area.
- Marstons Mills Elementary School – addition of 90 ft. baseball diamond, pedestrian pathway around site. Committee members identified the possibility of neighborhood traffic concerns when taking a left onto Route 28. Additionally, the possibility that this property is slated for another use was identified.
- Barnstable United Elementary School – access improvements to fields; flip baseball field 180 degrees; 6-lane 400 meter track; use of artificial turf to increase number of usage hours.

- Bay Lane Recreation Fields – improvements to parking and access tennis courts and softball field, reorient baseball field, adult sized softball field, renovate basketball court.
- St. John Paul II High School – Property is a town-owned and underutilized. Renovations to the rectangular field, provide ADA access and incorporate tennis courts. Fred LaSelva, CPC member identified that this parcel is in the parking overlay district and may actually be intended to be used another way.

The CPC members discussed the study and requested that a provision be included for what to do if school enrollment does decline. The Weston and Sampson team said that they will talk with the school again.

**Public Comment:**

Chris Joyce, Resident of Barnstable and Chair of the School Committee stated that the number of students enrolled in the district is 5,200 and is projected to remain steady for the next 10 years. Regarding use of school facilities during school hours, he said that in today's climate, safety is #1. He said that the school buildings and fields are not maintained and much work is needed. Schools are not funded as they should be.

**Motion was made by Kevin Turner and seconded by Richard Sawyer to adjourn the joint meeting. Unanimous vote to adjourn.**

***List of documents/exhibits used by the Committees at the joint meeting:***

- Exhibit #1 – Draft - Needs Assessment – by Weston & Sampson
- Exhibit #2 – Draft - Existing Conditions Matrix – Weston & Sampson
- Exhibit #3 – Draft - Field Evaluation Report – Barnstable HS – June 2017
- Exhibit #4 – Draft - Wesson & Sampson Comprehensive Field Study Report
- Exhibit #5 - Power Point Presentation – Comprehensive Athletic Fields & Courts Study, Wesson and Sampson

**Regularly Scheduled Community Preservation Committee Meeting:**

<b>Lindsey Counsell – Chair</b>	<b>Present</b>
<b>Laura Shufelt – Vice Chair</b>	<b>Present</b>
<b>Marilyn Fifield – Clerk</b>	<b>Absent</b>
<b>Terry Duenas</b>	<b>Present</b>
<b>Tom Lee</b>	<b>Present</b>
<b>Sue Rohrbach</b>	<b>Absent</b>
<b>Richard Sawyer</b>	<b>Present</b>
<b>Deborah Converse</b>	<b>Absent</b>
<b>Fred LaSelva</b>	<b>Present</b>
<b>Britt Beedenbender</b>	<b>Absent</b>

**Call to Order:**

**Letters of Intent**

Letter of Intent received from Barnstable Land Trust requesting \$35,000 CPA Open Space/Recreation funds to facilitate the purchase of a key 5.92 acre parcel of land on

Mill Pond, Centerville that is potentially developable. The parcel is addressed 0 Bumps River Road, Centerville, Map 168, Parcel 009 and is the last remaining undeveloped lot on the west side of Mill Pond. This funding request of \$35,000 represents a portion of the total budget of \$115,000 with funding to be provided by the Massachusetts Land Conservation Tax Credit.

Janet Milkman, Director, Barnstable Land Trust, narrated a PowerPoint presentation. She indicated that this parcel is the last piece of a whole set of properties that the Town has purchased on Marstons Mills River. She stated that purchase of this property is consistent with town planning documents as it has been a priority for protection since the first Open Space Plan in the 1980's. Purchase of this property protects wetlands and land bordering wetlands. Both BLT and the Town of Barnstable have made significant investment in land to the north in order to protect water quality and wildlife along the Bumps River wetland corridor. Due to a State Tax Credit available for \$75,000, the remaining balance of the total purchase price is \$35,000. Either the Town or BLT will own the land. If the Town owns the land, BLT will hold the Conservation Restriction pursuant to the CPAct. In answer to a CPC member's inquiry, Ms. Milkman stated that the lot contains wetland and a road would need to be constructed.

**Motion was made by Laura Shufelt and seconded by Richard Sawyer to move the Letter of Intent from Barnstable Land Trust requesting \$35,000 Open Space/Recreation Funds to facilitate the purchase of 0 Bumps River Road, Marstons Mills to the full Application stage. Motion carried with a unanimous vote.**

### Minutes

A motion was made by Richard Sawyer and seconded by Tom Lee to approve the draft Community Preservation Committee meeting minutes of February 26, 2018 with a correction to the Hyannis Athletic Associations' amendment motion to read "Richard Sawyer did not accept that amendment". Motion passed unanimously.

### Correspondence/Updates:

- Community Preservation Fund Financial Reports as of February 28, 2018 have been received and distributed.
- Hyannis Athletic Association's Application is anticipated for the April 30 meeting. The needed a surveyor to update plans and to flag the wetlands.
- Housing Assistance Corporation is before the Planning Board and will return once the Regulatory Agreement process is complete.
- Housing Production Plan is anticipated to be presented at the April 30 meeting.
- Review and final vote of the draft CPC 2018 Handbook is anticipated for the April 30 meeting.
- The CPC Annual Public Meeting will be scheduled for the beginning of the April 30, 2018 meeting.

### Adjournment

A motion was made by Richard Sawyer and seconded by Terry Duenas to adjourn. Meeting adjourned at 7:23 p.m.

**Next Regularly Scheduled CPC Meeting – April 30, 2018**

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

Exhibit #1 – Draft February 26, 2018 Meeting Minutes

Exhibit #2 – Letter of Intent –Barnstable Land Trust, Acquisition of 0 Bumps River Road, Marstons Mills

Exhibit #3 – Power Point – Barnstable Land Trust, 0 Bumps River Road, Marstons Mills.

Exhibit #4 – CP Fund Financial Reports, February 28, 2018, by Mark Milne.

Respectfully submitted,

Ellen M. Swiniarski  
Administrative Assistant  
Community Preservation Committee  
*Edited by Marilyn Fifield, Clerk CPC*

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

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