

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

24 APR '25 PM12:47
BARNSTABLE TOWN CLERK

DATE OF MEETING: Monday, April 28, 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/82380513487>

Or by calling the US Toll-free Telephone Number: 888-475-4499
Meeting ID: 823 8051 3487

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:

CPA Financial Update – Director of Finance, Mark Milne

Presentation of the Affordable Housing Growth & Development Trust Board's 2024 Year End Report
Trust Administrator – Jillian Douglass

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from March 17, 2025.

Letters of Intent:

- A Letter of Intent has been received from the Affordable Housing/Growth & Development Trust Fund Board requesting the transfer of a total of \$2.5 Million Dollars in Community Preservation Community Housing and Undesignated funds to continue to prioritize strategies and actions to address the severe housing shortages that Cape Cod continues to experience.
- A Letter of Intent has been received from Barnstable Land Trust requesting \$600,000 in Community Preservation Open Space funds in support of the acquisition and preservation of 13 acres of high priority, ecologically significant pond-front property on Mill Pond addressed 3640 Falmouth Road, Marstons Mills, map 058, parcel 012. The total purchase price is \$1,200,000 and a Mass Conservation Partnership grant for \$425,000 will be applied for in June 2025. Barnstable Land Trust will own the property and a conservation restriction to be granted to the Town of Barnstable.
- A Letter of Intent has been received from Town of Barnstable DPW requesting \$407,000 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 \$521,000 with \$114,000 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.
- Letter of Intent from Odd Fellows Lodge requesting \$69,360 in Community Preservation Historic Preservation funds for preservation and restoration work for the Odd Fellows building including roof, gutters, trim replacement, foundation repair and waterproofing. The building is listed on the State Register of Historic Places. *Continued from March 17, 2025.*

Applications:

- An Application has been received from the Department of Public Works requesting \$2,900,000 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 will preserve the building envelope including 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 matching funds provided totaling \$867,175. The Hyannis Armory is listed on the State Register of Historic Places as a contributing building 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.

Correspondence Received

- A letter has been received from the Barnstable Historical Society requesting the reallocation of \$24,832 of unused grant funds that were designated for Phase I work, for the purpose of installing a much-needed central air conditioning system to preserve the building and its artifacts. Estimates have been received for this work that are within the balance of unused grant funds.

Project Updates:

- Smith's Creek Conservation Restriction CPC Application was approved at the April 17, 2025, Town Council public hearing.
- The West Barnstable Railroad Depot Restoration CPC Application has been referred to the Town Manager for Town Council public hearing.
- Cotuit Highground Conservation Restriction has been scheduled for 1st read at the May 1, 2025, Town Council meeting.
- Conservation Restrictions for the Harju and Prince Avenue properties have been requested to be placed on an upcoming Town Council agenda for approval.
- South Congregational Church has requested postponement of their Letter of Intent to the May 19, 2025, meeting.
- The Centerville Historic Museum has requested withdrawal of their Letter of Intent.

Member Discussion:

- Meeting format for May 19, 2025, Community Preservation Committee meeting.

Public Comment:

Adjournment:

CPC Regular Meeting Scheduled May 19, 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.