

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, April 27, 2026

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://barnstable.cablecast.tv/internetchannel/watch-now>

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://townofbarnstable-us.zoom.us/j/84304413269?pwd=6BelkbaauBFXkqvqIbxdLkB1HQPgcL.1>

Or by calling the US Toll-free Telephone Number: 888-475-4499

Meeting ID: 843 0441 3269

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 March 16, 2026.

Letters of Intent:

- None received.

Applications

- None received.

Correspondence Received

- Letter from John Julius dated April 5, 2026, regarding concern for the provision of Regional CPA funding for 460 West Main Street, Hyannis, MA.
- Email from the Historical Society of Santuit and Cotuit requesting the Community Preservation Committee to support and refer to the Town Council for approval and reappropriation of \$10,000 in CPA funds remaining from previous CPC HVAC grant to provide funding for roofing and shingles on the Icehouse building. There is an existing preservation restriction that includes the entire Dottridge Homestead site. Requires vote of the Committee Members.
- Invitation from Barnstable Land Trust for Highground's Ribbon Cutting Ceremony on April 30, 2026.

Project Updates:

- Town of Barnstable media release announcing that the 30 new hiking trail signs supported by CPA funding have been installed by the DPW.
- An Application is anticipated to be received from Sturgis Library for the May 18, 2026, CPC meeting.
- Discussions are being scheduled regarding feasibility of a comprehensive CPA recreation bond for the Town's playgrounds and parks.
- The Department of Public Works' Letter of Intent for the JFK Memorial Park restoration and the Application for the Osterville Recreation Comfort Station are on hold until discussions regarding the feasibility of a comprehensive recreation bond are held.
- The Application from the Department of Public Works for CPA funds to create a new Centerville Recreation Ballfield has been referred to the Town Council for public hearing.
- The Mill Pond Conservation Restriction Application for CPA funding was approved by Town Council on November 20, 2025. The draft Conservation Restriction is now moving through the negotiation and approval process.
- A plan for the Conservation Restriction area for 230 Old Colony Road has been completed and subsequent to Planning Board and Town Council approval, a Conservation Restriction for the area will be granted to Barnstable Land Trust.
- The consultant has submitted a final draft preservation restriction for the South Congregational Church Burial Ground to Massachusetts Historical Commission and is awaiting approval.

Member Discussion:

- Suggestions for CPC Website Updates
- Format for May 18, 2026, Meeting.

Public Comment:

Adjournment:

CPC Regular Meeting Scheduled May 18, 2026

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 • Stephen Robichaud – Vice Chair • Katherine Garofoli – Clerk • Barbara DeBiase-Historical Commission
 Terry Duenas – At Large • Stephen Robichaud– Planning Board • Tom Lee – Conservation Commission • Vacant – Recreation Commission
 Deborah Converse – Housing Authority • Farley Lewis – At Large • William Crocker– Town Council Liaison

Monday, March 16, 2026
DRAFT Regular Meeting Minutes
5:30 PM

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

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 recording this meeting and to please make their presence known.” No one present was recording the meeting.

ROLL CALL: Terry Duenas (present), Stephen Robichaud (present), Katherine Garofoli (present), Farley Lewis (present), and Lindsey Counsell (present). Deb Converse, Tom Lee, Barbara Dibiase (absent).

Review of the Draft Open Space Plan Update

Planning and Development (P&D) Assistant Director Kyle Pedicini said that the Open Space and Recreation Plan (OSRP) update is nearing completion and is hoping to present it to the Town Council at their next meeting on March 26, 2026. He noted that P&D has been working with the Open Space Committee since 2024 and started reviewing the 2018 OSRP update. He shared that there was a robust public process where consultants interviewed different stakeholders, CPC members and held an open house that provided residents’ comments on needs and priorities for the Towns recreation amenities. Working with BSC Group, an initial draft was brought to the public in November 2025 and further revised according to that feedback as well as feedback from the CPC Chair and Vice Chair. He noted that the final plan can serve as guidance for the CPC for next 10 years as to the residents’ priorities for open space and recreation planning coming from the community to decision makers like CPC.

CPC Members expressed their support of the resulting OSRP update and commended Mr. Pedicini for holding such a robust and transparent process.

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from November 17, 2025.
The motion of Stephen Robichaud was seconded by Katherine Garofoli to approve the meeting minutes as submitted.
Roll Call Vote: Terry Duenas (yes), Stephen Robichaud (yes), Katherine (yes), Farley Lewis (yes), and Lindsey Counsell (yes). Motion carried.

Letters of Intent:

- A Letter of Intent has been received from Sturgis Library requesting \$150,000 in CPA Historic Preservation funds for installation of a central cooling system replacing four inefficient window units in the oldest part of the building dating back to 1644 and used by visitors and researchers. The total project cost is \$307,663.00 with \$3,831.50 in Sturgis Library Funds secured and \$153,831.50 anticipated through a 1:1 matching Massachusetts Cultural Facilities Fund grant application that is pending approval.

Sturgis Library Director Lucy Loomis explained the entire library is air conditioned except for the oldest historic section. She shared that prior suggestions for air conditioning for the historic portion of the building would not be appropriate and derogatory for the aesthetics. The Library is revisiting protection for this portion of the building and noted they have three proposals from contractors. She noted that the estimate from the Library's existing HVAC contractor was reluctant to bid unless more details on the specs were available and therefore came in with a high number. Ms. Loomis said that the numbers of the three proposals may change after the State grant funding for which they are seeking a match from CPC for is approved, saying they are in the grant phase and do not have final numbers but are asking CPC for \$150,000 to match the \$153,000 State grant application. Chair Counsell said it would be appropriate that CPC wait till there are 3 quotes and noted that Sturgis would need to make up any discrepancies. Chair Counsell noted from his site visit it was evident that inserting ducts in this very old building is very tricky and the price is understandable noting that other HVAC methods would be unsightly and inappropriate. Steve Robichaud agreed that although the numbers are surprising, they make sense after the visit to the site, saying a firm with experience with historic buildings is needed. There was discussion regarding the provision of a project budget including State funds awarded, fundraising, and other sources of funds at the Application stage. The amount of CPA funds provided thus far to Sturgis Library was requested to be included in the Application. Ms. Loomis clarified that the Sturgis Library Preservation Fund is intended for the maintenance and preservation of the building, not for major projects and said that Sturgis Library would come back to CPC after the amount of the Mass grant awarded was known and 3 bids on the new specs.

The motion of Terry Duenas was seconded by Katherine Garofoli to move Sturgis Library's Letter of Intent requesting \$150,000 in Community Preservation Historic Preservation funds to the full Application stage which will include a final budget and previous CPA fund grant amounts awarded to Sturgis Library.

Roll Call Vote: Terry Duenas (yes), Stephen Robichaud (yes), Katherine (yes), Farley Lewis (yes), and Lindsey Counsell (yes). Motion carried.

- A Letter of Intent has been received from the Department of Public Works requesting \$2,415,500 in Community Preservation Act Funds for restoration work at the John F. Kennedy Memorial Park, Hyannis. Based on a 2017 condition assessment study by Weston & Sampson, restoration work proposed includes replacement of the plaza and fountain, restoration of the memorial seal and stone wall, repair or replacement of existing engraved stones, landscape, walkway, parking and access improvements as well as extension of the memorial into the lower lawn area overlooking the bay. The site holds immense historic value in preserving the memory of the 35th President of the United States and is a point of interest and pride for the Town of Barnstable and Cape Cod.

Town of Barnstable Town Architect, Mark Marinaccio, narrated a PowerPoint presentation noting that in 2017 Weston & Sampson completed an assessment and preliminary designs for restoration of the JFK Memorial. He displayed a picture of the JFK Memorial noting that the fence was not original and had to be installed because people were going into the fountain. He noted there would be \$262,000 from another funding source. Work on the Memorial wall will consist of waterproofing the top to keep water from infiltrating. He said the bronze seal is showing signs of bronze disease and would be removed and sent off to have it restored. Ariel photo of the plaza and the original design including redwood slats in concrete which have deteriorated impacting the strength of the concrete. The Weston & Sampson design is new construction with a granite timeline in the plaza with quotes from JFK, an exterior walkway around the plaza with landscaping to mimic the original intent, and a walkway to the lower level where weddings and events happen which may or may not be appropriate for memorials. The proposal is to create a space outside of the memorial for those events. He displayed a slide that depicts the differences from the original design and what exists today. A budget breakdown was provided noting the need for architectural engineering drawings, hazmat testing of the wall, money to abate any findings, and funds for advertising and project management.

Lynne Poyant, Chair of the JFK Memorial Trust Fund explained they started looking at this prior to the 50th anniversary of the memorial July 8, 2016, and then kept hoping the restoration would be in place for the 60th anniversary of JFK's assassination. She explained that money had to be spent on the pool because the mechanical is under the plaza and was problematic to reach. She noted that they are considering the project to be a restoration as opposed to a renovation of the memorial. Town Citizens in 1963 after assassination of JFK decided this was necessary. For years the coins collected at the pool and to this day, go to scholarships for Barnstable students such as the sailing program that Recreation Division runs and other youth related activities in the town. In answer to CPC members, Ms. Poyant explained that the JFK Trust Fund was set up at a 1968 Town Meeting because people were dropping money into the pool. The Trust Fund was designed to benefit the youth of the Town and when collections dropped off, the Trust started selling JFK Memorial hats. Mark Marinaccio confirmed that about \$100,000 of the \$262,000 coming from other sources, would come from the Trust Fund, the rest would come from the general fund, saying that the restoration of the memorial was identified as a project that could be funded through CPA and other grants when submitted as a CIP project for several years.

Chair Counsell noted that there are three projects that represent a large portion of the remaining CPC fund budget, saying there is a discussion regarding a recreation bond

later in tonight's agenda and that the CPC annual meeting priorities focused on playground work possibly through a bond issue. He recommended that the JFK Memorial and the Osterville Comfort Station projects be tabled for this meeting to allow for an opportunity to determine feasibility of a bond for recreation projects. Chair Counsell listed many outstanding projects totaling \$10M which could be started if a bond was in place. The CPC members agreed that without a bond it will get very tight to try to fund everything coming forward. It was also noted that it would be preferred for CIP commitment to be established for projects before coming to the CPC for the balance.

The motion of Lindsey Counsell was seconded by Stephen Robichaud to table the JFK Memorial Letter of Intent and the Osterville Comfort Station Application to allow for the opportunity to discuss the feasibility of a CPA recreation bond for funding multiple playground and park projects. Roll Call Vote: Terry Duenas (yes), Stephen Robichaud (yes), Katherine Garofoli (yes), Farley Lewis (yes), and Lindsey Counsell (yes). Motion carried.

Applications:

- An Application has been received from the Department of Public Works (DPW) requesting \$1,049,272 in Community Preservation Open Space and Recreation Funds for the creation of a new 1,200 s.f. restroom facility at the Osterville Recreation site located at 93 West Bay Road. The total estimated project cost is \$1,667,263 with \$625,991 in capital funds provided. This project seeks to enhance the overall experience for residents and visitors by providing updated restroom facilities, additional storage, improved parking and revitalized landscaping. Additionally, the project includes the installation of a new basketball/street hockey court which could not be completed during initial field construction due to budget constraints. ***CPC voted to table this Application to allow for an opportunity to explore feasibility of a recreation bond for multiple playground and park projects.***
- An Application has been received from the Department of Public Works (DPW) for Community Preservation Open Space and Recreation Funds to update the existing ballfield at the Centerville Recreation Building site located at 524 Main Street, Centerville. The DPW is requesting \$930,670 in Community Preservation Open Space and Recreation funds. In 2023, the Town of Barnstable appropriated \$827,376 for additional parking and other site improvements allowing for ADA compliant access to both the playground and ballfield. The proposed initiative seeks to comprehensively rejuvenate the ballfield area and has received strong community support. A new site appropriate 60-foot baseline regulation infield will be created with a short practice outfield. New benches, a durable backstop, an outfield fence and a prefabricated comfort station and septic system are included in the project.

Town of Barnstable Town Architect, Mark Marinaccio, narrated a PowerPoint presentation. He noted that two years ago he brought the playground to the community and the meeting ended up being about the ballfield and resident's desire to keep it. He said that the total amount of \$930,670 includes bringing in a prefabricated restroom facility to the site. He noted that the current condition of field is rough and is currently used for pick-up games. The comprehensive field study from 12 years ago identified this site as a multipurpose field, but strong community reaction was to be able to

continue to have pick-up games here. Mr. Marinaccio noted that only a Pinto ballfield fit the site with a regulation infield and short outfield. Slides depicted the location of the prefab restroom facility which would be upgraded with shingles or clap board. It was noted that a facility that had two toilets instead of one cost \$300,000. Mark Marinaccio confirmed that there would be electricity in the restroom facility building if heat was desired and that it would be ADA compliant, and he confirmed that the same prefab option is being considered for Osterville. There was discussion regarding the orientation of home plate, surrounding property, and the parking lot and options. It was decided that the layout should be oriented so balls are hit away from the parking lot and the back stop modified to contain foul balls.

The motion of Lindsey Counsell was seconded by Stephen Robichaud to approve and recommend the DPW's request for \$930,670 in Open Space and Recreation funds to construct a field with a revised layout oriented so balls are hit away from the parking lot and modifying the back stop to contain foul balls.

Roll Call Vote: Terry Duenas (yes), Stephen Robichaud (yes), Katherine Garofoli (yes), Farley Lewis (yes), and Lindsey Counsell (yes). Motion carried.

Correspondence Received

- Affordable Housing Growth & Development Trust Fund Board End of Fiscal Year 2025 and Financial Position Report as of June 30, 2025, Related to the Award of Community Preservation Act Funds.

Project Updates:

- The Mill Pond Conservation Restriction Application was approved by Town Council on November 20, 2025. Conservation Restriction process is underway.
- Conservation Restrictions for the Harju and Prince Avenue properties were approved at the December 4, 2026, Town Council meeting and have been granted to Barnstable Land Trust.
- A plan for the Conservation Restriction area for 230 Old Colony Road has been completed and subsequent to Planning Board and Town Council approval, a conservation restriction for the area will be granted to Barnstable Land Trust.
- The closing for Smith's Creek Conservation Restriction took place on December 8, 2025.
- An updated Letter of Intent is anticipated from Oddfellow Lodge based upon the building assessment completed by the consultant. Confirmation of non-profit status is underway.
- The consultant has submitted a final draft preservation restriction for the South Congregational Church Burial Ground to Massachusetts Historical Commission and is awaiting approval.
- Planning & Development's Application for CPA funds for hiking trail signage was approved by Town Council on January 8, 2026.

Member Discussion:

- Conflict of Interest Training PowerPoint- Stephen Robichaud
 - After discussion, it was decided that the PDF of the PowerPoint would be shared with CPC members through email.
- Letter of Support from CPC Members RE: Recreation Bond

- Vote to authorize the Chair and Vice Chair to begin preliminary discussions with all related stakeholders and report back to the CPC.
After discussion and identification of the need, and a listing of the many projects that could benefit, the CPC Members agreed unanimously to support preliminary discussions regarding the feasibility of a recreation bond for a comprehensive approach for Town playgrounds and parks.

The motion of Stephen Robichaud was seconded by Terry Duenas to authorize the CPC Chair and Vice Chair to begin preliminary discussions with all related stakeholders and report back to the CPC as outlined in the letter included in the March 16, 2026, meeting packet.

Roll Call Vote: Terry Duenas (yes), Stephen Robichaud (yes), Katherine Garofoli (yes), Farley Lewis (yes), and Lindsey Counsell (yes). Motion carried.

- Discussion and vote to authorize expending \$9,600 each for two requisite Baseline Documentation Reports from the CPC Administration Fund for 5 parcels that the Town of Barnstable will be granting CRs as mitigation for Phase 3 of the CC Bikeway Project (total \$19,200).
Chair Counsell clarified that four of the parcels are in the Mary Dunn Road area with Conservation Restrictions to be granted to Mass Fish and Wildlife and one 75-acre parcel in the Bridge Creek area. The Town of Barnstable, as owners of the property, are required to provide the Baseline Documentation Reports to the State. There will be a request for at least 2 other bids for this work, 3 total, as required.

The motion of Stephen Robichaud was seconded by Farley Lewis to expend up to \$19,200 from the CPA Administration Fund for required Baseline Documentation Reports for 5 parcels that the Town of Barnstable will be granting CRs as mitigation for Phase 3 of the CC Bikeway Project. Two additional quotes will be obtained with the hiring of the lowest bidder.

Roll Call Vote: Terry Duenas (yes), Stephen Robichaud (yes), Katherine Garofoli (yes), Farley Lewis (yes), and Lindsey Counsell (yes). Motion carried.

- Draft FY 2026 CPC Plan
The motion of Lindsey Counsell was seconded by Stephen Robichaud to close public comment and accept the FY 2026 CPC Plan.
Roll Call Vote: Terry Duenas (yes), Stephen Robichaud (yes), Katherine Garofoli (yes), Farley Lewis (yes), and Lindsey Counsell (yes). Motion carried.
- Format for April 27, 2026, Meeting.
 - It was decided that the format for the April 27, 2026, meeting would be scheduled to be held remotely.

Public Comment:

None.

Adjournment:

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

Roll Call Vote: Terry Duenas (yes), Stephen Robichaud (yes), Katherine Garofoli (yes), Farley Lewis (yes), and Lindsey Counsell (yes). Meeting adjourned.

*The Next CPC Regular Meeting is scheduled to be held remotely
April 27, 2026, 5:30 p.m.*

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

- Exhibit 1 –CPC Regular Meeting Agenda, March 16, 2026.
- Exhibit 2 – Draft Regular Meeting Minutes – November 17, 2025.
- Exhibit 3 – Letter of Intent – Sturgis Library – HVAC System
- Exhibit 4 – Letter of Intent – DPW – JFK Memorial Park Restoration
- Exhibit 5 – PowerPoint Presentation – JFK Memorial Park Restoration
- Exhibit 6 - Application – DPW – Osterville Recreation Area
- Exhibit 7 - Application – DPW – Centerville Recreation Ballfield
- Exhibit 8 - PowerPoint Presentation – Centerville Recreation Ballfield
- Exhibit 9 - Affordable Housing Growth & Development Trust Fund Board End of Fiscal Year 2025 and Financial Position Report as of June 30, 2025.
- Exhibit 10- Letter of Support from CPC Members RE: Recreation Bond Letter

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

Please Note: The list of matters is 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**

April 5, 2026

**To: Members of the Community Preservation Committees and Select Boards of Cape Cod Towns
(BARNSTABLE COMMUNITY PRESERVATION COMMITTEE)**

From: John Julius, Cape Cod Resident Barnstable, MA

**Subject: Concerns Regarding Regional CPA Funding for the 460 West Main Street Project,
Hyannis, MA**

Dear BARNSTABLE Committee and Board Members,

I am writing as a concerned Cape Cod resident to formally urge you to decline the request for a \$ 100,000 contribution from your town's Community Preservation (CPA) funds toward the renovation of the Housing Assistance Corporation (HAC) facility at 460 West Main Street in Hyannis. While the mission of addressing homelessness is an undisputed regional priority, the mechanism of this specific funding request raises significant and legal concerns regarding fiscal responsibility, local town control, and the statutory intent of the Community Preservation Act.

First and foremost, the CPA statute, known as MGL Ch 44, formerly known as the Cape Cod Land Bank Act from 2000, guided by Ch 149, Sec 298 of the Acts of 2004 postulates that it is **ILLEGAL** and **UNLAWFUL** for any town to use CPA or CPC funds for any other purpose than any of the following:

- A. Acquiring Open Space**
- B. Preserving Historic Resources**
- C. Supporting Community Housing (Excluding Overnight Emergency Shelter Housing)**
- D. Developing Land for Recreational Use**

It is important to note that several of your peer communities have already identified the flaws in this funding model. To date, Orleans apparently sought an outside legal opinion that in fact stated that any use of CPA funding would be an unlawful violation of the CPA statute. To my knowledge both Sandwich and Chatham have also apparently formally declined the funding request, citing the apparent lack of direct local benefit and the legal complexities of using local CPA funds for a regional project in another municipality. Furthermore any town might also face possible legal action from any one of its residents or groups who might oppose the use of your town's CPA funds. The original and sole intent of the CPA funds paid by town taxpayers is to utilize said funds for that town only, plain and simple. I also learned that Bourne is actively considering a decline which would be a wise move on its part. These decisions reflect a growing consensus that the "regional assessment" approach is an inappropriate application of the Community Preservation Act.

The Community Preservation Act was designed to provide towns with a local tool to address *local needs*. Under Massachusetts law, CPA "Community Housing" funds are typically intended to create or preserve housing that contributes to a town's Subsidized Housing Inventory (SHI). Because the 460 West main Street project is an emergency shelter located in Barnstable, contributing towns receive no "credit" toward their housing goals, nor do they gain a tangible property interest. Utilizing local tax surcharges for any project outside town borders sets a troubling precedent for the dilution of local resources and further may likely create lengthy and expensive legal expenditures for any town or towns who violate the statute.

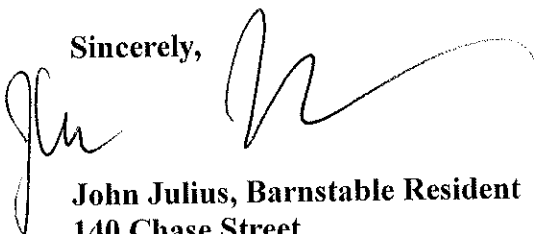
Each Cape Cod town faces unique infrastructure challenges, from wastewater management to the preservation of local open space. By moving toward a standardized "regional assessment" for private non-profit projects, we risk eroding the autonomy of individual towns. If every town is expected to contribute a flat fee to any project in Hyannis, the ability of smaller towns to fund their own "missing middle" housing, duplexes or cottage clusters is diminished.

A standardized request of \$ 100,000 across 15 disparate towns ignores the vast difference in town budgets and CPA revenues. It also shifts the burden of regional social services onto the local CPA surcharge, a fund intended for community-specific preservation- rather than seeking appropriate state or federal regional grants designed for such purposes.

I respect the work being done to support our most vulnerable neighbors. However, I believe that the proper way to fund regional facilities is through regional, state or federal channels, rather than a fragmented and legally precarious use of local CPA dollars.

In conclusion, please be advised that I have formally written to both the Massachusetts Attorney General and Massachusetts Inspector General and informed them of this possible unlawful act and violation if and when any transfer of funds occurs from any one of the fifteen towns on the Cape toward the unlawful use of CPA funds. For all of the aforementioned reasons, I urge you to join the towns like Chatham and Sandwich in maintaining a firm commitment to the local intent of your community's funds by declining the request of CPA funds from the Housing Assistance Corporation (HAC).

Sincerely,



John Julius, Barnstable Resident (508 237-2700)
140 Chase Street
Hyannis, MA 02601

Swiniarski, Ellen

From: SCOTT BERKEY <berkeys@comcast.net>
Sent: Thursday, April 9, 2026 7:10 AM
To: Swiniarski, Ellen
Cc: Molly DeMello; Kara Chase
Subject: Historical Society of Santuit & Cotuit Request
Attachments: Cotuit Historical Ice House Proposal.docx

Dear CPC,

In late 2024, after CPC approval, the Barnstable Town Council approved a project submitted by the Historical Society of Santuit & Cotuit (HSSC). This was Phase II of our “Grand Plan to Expand” for a grant of \$33,000 to cover new HVAC in our historical homestead, allowing it to protect its contents from mold, rust, etc. Also it included restoring the small restroom to its original use as a Pantry or Buttery. That project is coming to a close and it looks like we will have approximately \$10,000 remaining of the award. The reason for the shortfall is two fold. The HVAC quotes were on the high side, as well as the restoration of the restroom less involved than anticipated, especially the plumbing.

Simultaneously, you may know we have the historical Rothwell Ice House on the property, photo attached. It has served us well as a good example of how the community members preserved food, as well as the successful Cape businesses of harvesting ice in the winter. The Ice House is in need of maintenance which includes a new roof and new shingles. It is a small project, approximately \$25,000 and we have begun fund raising to support this effort, currently just above \$10,000 already raised. An estimate for this project is attached below.

We are respectfully requesting if the CPC would approve to reallocate the remaining grant funds to the Ice House project and refer it to the Town Council for their vote. Thank you for your consideration.

Best regards,

Scott Berkey
Vice President of the Historical Society of Santuit & Cotuit.

759 Main Street #1496
Cotuit MA 02635

Tel: 508.353.9705
Email: berkeys@comcast.net



CENTRAL CAPE CONSTRUCTION COMPANY, INC.

53 Seconsett Island Rd. Mashpee, Ma.

Tel 508-776 6660

centralconstructionco@gmail.com

The Excitement is Building

April 8, 2026

To: The Historical Society of Santuit and Cotuit, 1148 Main St. Cotuit, Ma.

PROPOSAL FOR RESIDING AND REROOFING THE ICE HOUSE.

COST ESTIMATE FOR

JOB DESCRIPTION:

Demo all existing roofing and siding into onsite container. Repair any damage or rot as needed. Roof will receive "Grace Ice and Water Shield" over all surfaces with "Cedar Breather" layer. Install red cedar perfectiones at 6" max exposure. Side walls will receive "Typar" house wrap with natural white cedar shingles at a 5" max exposure.

Restoring historical doors, windows and trim will be addressed by New Look Painting and priced separately.

Total Cost Estimate : \$25,000

Respectfully Submitted,
Steve Devlin