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

BARNSTABLE TOWN CLERK
2026 AUG 13 AM11:54

DATE OF MEETING: Monday, August 17, 2026

TIME: 5:30 p.m.

PLACE: The Community Preservation Committee (CPC) meeting is being held this evening by remote participation methods pursuant to Commonwealth of Massachusetts legislation.

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/83619110359

   Or by calling the US Toll-free Telephone Number: 888-475-4499
   Meeting ID: 836 1911 0359

3. Applicants, their representatives, and individuals required or entitled to appear before the Community Preservation Committee may appear remotely and are not permitted to be physically present at the meeting and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Sarah.Beal@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Meeting materials will be available at
https://www.townofbarnstable.us/boardscommittees/communitypreservationcommittee/ prior to the meeting.

This meeting of the Community Preservation Committee is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with MGL Chapter 30A, s. 20, the Chair must inquire whether anyone else is recording this meeting and to please make their presence known

Call to Order:

Roll Call of the Members:

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from June 15, 2026.

Letters of Intent:

None received.

Applications

None received.

Correspondence Received

- Community Preservation Coalition Membership Dues Notice for FY27

Project Updates:

- There is continued discussion regarding feasibility of a comprehensive CPA recreation bond for the Town's playgrounds and parks.
- The Department of Public Works' Letters of Intent for the JFK Memorial Park restoration and the Application for the Osterville Recreation Comfort Station are on hold for comprehensive recreation bond discussions.
- The Department of Public Works is continuing to monitor the Centerville Recreation Center and will come back to CPC with a revised plan for review before proceeding to the Town Council.
- The Historical Society of Santuit and Cotuit has completed the HVAC project at their museum and has begun work on the roof and siding of the Icehouse.
- Mill Pond Conservation Restriction – 3640 Falmouth Road- was recorded June 25, 2026.
- Ribbon Cutting Ceremony for the Woodland Bog took place on June 30, 2026.
- Two Open Space Letters of Intent received from Barnstable Land Trust are anticipated for the September 21, 2026, agenda.

Member Discussion:

- Annual CPC Meeting
- Vote to continue membership in the Community Preservation Coalition and expend $7,900 in CPA Administration funds for FY27 membership dues.
- Appraisals for potential Open Space applications.
- Recent Town Council budget conversations related to funding the Comprehensive Wastewater Management Program.

Public Comment:

Adjournment:

Next CPC Regular Meeting Scheduled September 21, 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 • Vacant -Historical Commission
Terry Duenas – At Large • Stephen Robichaud– Planning Board • Tom Lee – Conservation Commission • Tony Lapolla – Recreation Commission
Deborah Converse – Housing Authority • Farley Lewis – At Large • William Crocker– Town Council Liaison

Monday, June 15, 2026
DRAFT Regular Meeting Minutes
5:30 PM

Lindsey Counsell – Chair	**Present**
Stephen Robichaud -Vice Chair	**Present**
Katherine Garofoli- Clerk	**Present**
Deborah Converse	**Present**
Tom Lee	**Present**
Farley Lewis	**Present**
Terry Duenas	**Present**
Tony Lapolla	**Present**

Call to Order: Introduction of Community Preservation Committee Members

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.

Light refreshments were provided by Planning & Development Department for all to enjoy.

Messages of Appreciation for Retiring CPC Members
Steve Robichaud shared that tonight's meeting is the last CPC meeting for members, Lindsey Counsell and Terry Duenas who are retiring from the CPC. Steve listed Lindsey's 47 years of service to the town beginning with Chairman of the Conservation Commission in 1979; 1983 President and founding member of the Barnstable Land Trust serving also on the Open Space Land Committee as well as Chairman of the Sandy Neck Governing Board; 1988 Chairman of the Golf Committee; 1996-2006 Chairman of the Land Bank Committee; founding Chairman of the Community Preservation Committee for twenty years 2006-2026. Lindsey also served on the Open Space Committee and more recently concurrent with CPC, Vice Chair of the Local Comprehensive Plan Committee. Steve explained that Lindsey's knowledge, expertise, leadership, mentorship and guidance have been instrumental in significantly helping him in his roles with the CPC and Planning Board by watching how Lindsey conducts meetings. He said that we are all better off having Lindsey guide us through CPC reviews and decisions and that his stewardship of the town makes it very obvious how much he cares about the Town of Barnstable.

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Steve Robichaud said that Terry Duenas was also an original CPC member beginning in 2006, with 20 years of service on CPC. Terry also served as Chairman of the Golf Committee for 15 years. Steve shared that he has enjoyed working with Terry and appreciates his knowledge and expertise and always looked forward to his comments on CPC items.

Steve touched on what has been accomplished by CPC in the last 20 years, which is also included in the annual report. Since the founding of CPC in 2006, almost $49M in funds for the various CPA categories across 161 projects have been appropriated. During that time, almost $25M in state distributions and close to $68M from the local surtax have been raised. Since 2005, CPC funds have leveraged protection of approximately 173 acres with a total of close to 1,200 acres of protected land in the Town averaging $36,000 per acre. Steve thanked both Lindsey and Terry for their service to the Town and their tremendous list of accomplishments.

Tom Lee and other CPC members thanked Lindsey and Terry for their 20 years of service on the CPC, and it was noted that Deb Converse is also an original CPC member.

Janet Milkman, Executive Director, Barnstable Land Trust, thanked both Lindsey and Terry. She said there really has not been a stronger advocate than Lindsey Counsell, not just for conservation, but for the important community projects that the CPC funds. She expressed much appreciation on behalf of the BLT and the community for Lindsey's caring so much about the community and being a terrific human being.

Mark Robinson, Director of the Compact of Cape Cod Trust, and Cotuit resident, said he has known Lindsey since 1983 where he began learning from him on the Conservation Commission, then again when starting up of the Barnstable Land Trust and the Land Bank. He noted that it was his experience that navigating politics over the years has been difficult in the Town of Barnstable and Lindsey is a testament to patience, persistence and dedication as a Barnstable native helping to preserve his hometown. He said Lindsey has previously received an award from the Compact for his work. Mark presented Lindsey tonight with a symbolic deed to Cape Cod on behalf of the inhabitants of Cape Cod.

Lynne Poyant, Director of Communications, spoke as a resident of Hyannis to thank Lindsey and Terry. She said she has worked for the town since 2005 and in her previous position had spent extensive amounts of time working with both Lindsey and Terry. She said they both lead with their hearts for what is good for the Town of Barnstable and are always willing to share knowledge and teach others. There will be a large void left but knows that you are a phone call away. Enjoy well deserved time off.

Attorney David Houghton shared the accomplishments and value that Lindsey has represented over the years to the town saying that he and Lindsey go back to the 1960s. Having both been born and raised in Barnstable, they experienced exponential growth over the years. He said Lindsey has contributed at the highest level to the town's list of accomplishments. On a personal note, David said Lindsey signed the Conservation Order of Conditions in 1985 that allowed him to build his house.

Town Councilor Kris Clark, West Barnstable, noted that Terry Duenas is her constituent. Ms. Clark thanked Terry on behalf of the community for his faithful evaluations and

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volunteer commitment to the Town of Barnstable and expressed pride in his dedication and valuable contributions. Ms. Clark said that she and Lindsey have worked on many shared interests for decades, saying he has set a high bar for volunteer services. She noted he always took the high ground in choppy times and thanked him for his genuinely thoughtful service doing the yeoman's work already recognized by others tonight.

Kyle Pedicini, Assistant Director, Planning & Development, said he is speaking tonight as someone who grew up in Barnstable. He thanked Terry, Lindsey and the whole committee for everything they have done for the past twenty years. He said it truly made the town a great place to live not just for now, but for future generations. He said the CPC has made Barnstable a place he is proud to be from and still has a connection with.

Terry Duenas said Lindsey is an amazing leader and has been the Chairman of the CPC for 21 years. Terry said he knew there were times when Lindsey wanted to step down because it truly is a lot of work, but we all objected. He is dedicated and selfless and it has been a privilege to have served with him for these many years. He said the CPC is going to continue but will be hard pressed to have the perseverance Lindsey demonstrated.

Lindsey said it has been a fun time, a lot of work and is thankful for the support from town staff through the years, most recently by Ellen S. He said he remembers standing out in front of Town Hall with Mark Robinson before there was a Barnstable Land Trust holding signs to get the Town to buy land for open space when the building boom was going crazy. Lindsey explained that he comes from a volunteerism family, saying his father served for 40 years on the Auxiliary Police. He said that CPC is well positioned to bring forward some of the interests they have, such as recreation projects for the Hyannis area. He said he is looking forward to continuing to help wherever he can. He thanked the CPC members and lastly, he thanked his wife who he said has been through it all with him. Time now to travel and have some down time.

Standing ovation!

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from April 27, 2026.

  The motion of Stephen Robichaud was seconded by Katherine Garofoli to approve the meeting minutes as submitted.
  7 Aye, 0 No, 1 Abstained. Motion Carried.

Letters of Intent:

- None received.

Applications

- None received.

Correspondence Received

Chair Counsell reviewed the following correspondence received:

- CPC Active Appropriations List as of June 9, 2026, prepared by Finance Director Mark Milne.
- Email update from Steve Robichaud regarding continued discussions about a CPA comprehensive recreation bond for the town's playgrounds and parks.

- Steve Robichaud summarized the email update:
  - Purpose of pursuing the bond is to speed up the timeline of building new playgrounds around town.
  - The volume of DPW requests received for playgrounds all at once is concerning in dollar amounts and the town also has immediate needs for recreation and parks.
  - Discussed the potential process for applying for funds under the bond and phasing.
  - Maintenance funding will also be necessary; however CPC cannot fund maintenance. Along with approval for funding under the bond, the Town Council will have to commit to providing maintenance funding.
  - List of potential projects to be funded with a recreation bond: JFK Memorial, Hyannis Golf upgrades, Marstons Mills playground and bathhouse, Ridgewood Pond update, Hathaway's Pond and possibly the Town Green and upgrade to Lukes Love. This could be in the $20-$25M range;
  - Establish a template for standard Barnstable bathhouses.
  - Steve and Lindsey will meet with Director Milne to discuss the financial side of this.

- Preliminary report on the Federated Church cemetery project in Hyannis indicates the project is on budget and on time. A final report will issue.

<u>Project Updates:</u>
Chair Counsell review the following project updates:

- Sturgis Library informed CPC that the library project was not chosen as a recipient for the state grant for which CPC would have provided a 50/50 match. The library plans to apply again next year.
- There continues to be discussion 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 for comprehensive recreation bond discussions.
- 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; plans for reorientation of the ballfield are pending.
- The closing for the Woodland Bog property Conservation Restriction took place May 14, 2026.
- The Massachusetts Historical Commission (MHC) responded regarding the draft preservation restriction submitted by the consultant for the South Congregational Church Burial Ground. The church will provide the information requested by the MHC to finalize the restriction.
- The Town Council approved reappropriation of $10,000 in remaining grant funds for the Historical Society of Santuit and Cotuit at the May 28, 2026, public hearing.

<u>Member Discussion:</u>

- Discussion and vote to expend up to $2,500 in CPA Administration Funds for appraisal, title and survey work as required for the open space acquisition of 65 and 75 Olander Drive, Hyannis.
  - After discussion regarding the importance of appraisals and other work

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required in support of open space acquisitions, all members agreed to amend the amount to be set aside for this purpose to be changed to $4,000.
The motion of Chair Counsell was seconded and amended by Kathrine Garofoli to set aside $4,000 of CPA Administration funds to be used in support of needed work for open space acquisitions. 8 Aye, 0 No. Motion carried.

- Discussion and date for the Annual CPC Meeting
  - The last Annual CPC meeting was held October 20, 2026.
  - Further discussion at the next CPC meeting.
- Format for the July 20, 2026, CPC meeting.
  - It was decided that the July 20, 2026, meeting would be held remotely.
  - Steve Robichaud said he would like to return to in-person meetings at some point.

- Election of Community Preservation Committee Officers for FY 2027, to be effective July 1, 2026.

  Steve Robichaud's motion to nominate Farley Lewis as CPC Clerk was seconded by Katherine Garofoli;
  Tom Lee's motion to nominate Katherine Garofoli as CPC Vice Chair was seconded by Steve Robichaud;
  Chair Counsell's motion to nominate Steven Robichaud as CPC Chairman was seconded by Tom Lee.
  Motions to elect the new CPC slate as proposed.
  8 Aye, 0 No. Motion passed unanimously.

- Katherine Garofoli informed the CPC that the Compact of Cape Cod Conservation Trust will be celebrating its 40th anniversary this year and will be having their annual meeting August 26, 2026, at the Seacrest Beach Resort in Falmouth. You have all had different interactions with the Compact and I would like you to join.

Public Comment:
None.

Adjournment:

The motion of Stephen Robichaud to adjourn the meeting was seconded by Terry Duenas. 8 Aye, 0 No. Unanimous vote. Meeting adjourned.

Next Regular CPC Meeting Scheduled July 20, 2026, 5:30 p.m.

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

Exhibit 1 –CPC Regular Meeting Agenda, June 15, 2026.
Exhibit 2 – Draft Regular Meeting Minutes – April 27, 2026.
Exhibit 3 – Email update -Steve Robichaud regarding comprehensive recreation bond.
Exhibit 4 – CPC Active Appropriations List as of 6/9/26 by Finance Director Mark Milne.

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

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Community Preservation Coalition
Preserving our past. Building our future.

July 1, 2026

Community Preservation Committee
Town of Barnstable
Barnstable Town Hall
367 Main St., Hyannis
Barnstable, MA 02601

Community Preservation Coalition Dues Notice

FY27 Annual Membership Dues: **$7900**

Make checks payable to: Third Sector New England, Inc.
(And please include in the description line: Community Preservation Coalition)

Remit membership dues payments to:

Third Sector New England, Inc.
89 South Street, Suite 700
Boston, MA 02111-2670
Attn: Community Preservation Coalition

Tax ID Number - see attached W9 form.

The Community Preservation Coalition operates as a fiscally sponsored program of Third Sector New England, Inc.

For any questions regarding billing, please contact the Community Preservation Coalition staff at 617-367-8998.