



To: Lindsey Counsell, Community Preservation Committee
From: Lucy Loomis, Library Director
Re: CPC Grant Funding for Project
Date: November 21, 2025

Sturgis Library is applying for a grant from the Massachusetts Cultural Facilities Fund to fund half the cost of adding air conditioning in the historic portion of the building. At present we use four window air conditioners which are extremely inefficient in cooling the building during the summer months. They also leak, harbor mold and mildew, and provide no humidity control.

This section of the Library is where researchers come to work, sometimes for long periods of time, where staff work, and where tourists come to visit. It houses our important genealogical, local history and maritime collections, including the 1605 Lothrop Bible and a first edition of the classic book *Moby Dick*. It is the oldest part of the building, much of it dating back to 1644 and a portion of it dating back to the early 1700s.

This area of the building is heated with forced hot water radiators, which will remain in place. The air conditioning will be provided through unobtrusive vents from the attic to the lower floors floor, with very little disturbance of original building material. It will allow us for the first time to keep this portion of the building at a steady temperature and humidity level despite the season, as we do in the rest of the building. This will preserve the collections and the building. (See attached schematics and scope of work).

The Cultural Facilities Fund is a 1:1 matching grant, and therefore will fund only half of the project. We would like to apply to the CPC for the majority of the matching funding (see attached budget). Therefore, we are requesting a grant of \$150,000 from you.

Please contact me with any question you may have at 508-362-8448 or director@sturgislibrary.org.

Project Budget

Sources

Massachusetts Cultural Facilities Fund	\$153,831.50	Pending – Application phase
Barnstable Community Preservation Committee	\$150,000.00	Pending – Application phase
Sturgis Library Preservation Fund	\$ 3, 831.50	Secured
TOTAL	\$307,663.00	

Uses

Construction Budget (Contractor Estimate)	\$222,417.00
Construction Contingency (Contractor Estimate)	\$ 16,681.00
Soft Costs (Architect Estimate)	\$ 65,300.00
Soft Cost Contingency (Architect Estimate)	\$ 3,265.00
TOTAL	\$307,663.00

Sturgis Library - Schematic Design Contractor Budget Pricing Results - 09/29/25	Contractor Pricing	
<i>Pricing is based on drawings dated 8/15/25 issued for Schematic Design Budget Pricing. Line item costs include industry standard markups as follows: 12% Design Contingency, 6.5 % Escalation costs for Summer Construction of 2026.</i>	Budget Price #1	Budget Price #2
General Requirements	\$ 27,527	\$ 20,117
Selective Demolition	\$ 15,925	\$ 8,812
Rough Carpentry and Finish Carpentry	\$ 20,513	\$ 9,975
Plaster and Gypsum Wallboard Finishes	\$ 6,871	\$ 9,035
Painting	\$ 20,612	\$ 27,366
New Concrete Pad for Mechanical Equipment	\$ 5,010	\$ 3,728
HVAC	\$ 106,636	\$ 116,512
Bollards	\$ 12,882	\$ 12,301
Miscellaneous Electrical	\$ 6,441	\$ 20,428
Subtotal Estimated Project Construction Budget	\$222,417	\$ 228,274
Construction Contingency 7.5%	\$ 16,681	\$ 17,121
Total Construction Budget - Full Project	\$239,098	\$ 245,395
Miscellaneous Project Expenses - Soft Costs		
Architectural & Engineering Fees - Phase I and II (Predesign thru Schematic Design)	\$23,881	\$23,881
Architectural & Engineering Fees - Phase III and IV (Construction Documents and Pricing)	\$30,919	\$30,919
Architectural & Engineering Fees - Phase 6 Construction Administration - Oversight (Hourly Budget)	\$10,000	\$10,000
Est. Reimbursable Expenses (i.e. shipping, postage, misc. printing, mileage) - Allowance	\$500	\$500
Sub-Total	\$65,300	\$65,300
5% Misc. Project Soft Cost Contingency	\$3,265	\$3,265
Sub-Total w/ Contingency	\$68,565	\$68,565
Total Estimated Project Cost	\$307,663	\$313,960

NOTES: (1) Possible project expenses not included in the estimate are:

* Concealed Hazardous Materials Testing or Removal

* Legal Consultation & Representation



HVAC Improvements at the Sturgis Library Barnstable, MA

October 15, 2025

Prepared by:
Consulting Engineering Services, LLC.
128 Carnegie Row, Suite 104
Norwood MA 02062
CES PN 2025188.00



SCHEMATIC DESIGN

OVERVIEW

The purpose of this report is to assess the feasibility of, and provide a Schematic Design description for the following key initiatives:

- Adding an air conditioning system for the original historic wing of the building.

CES visited the site on March 28, 2025 to assess the conditions of the existing mechanical and electrical systems. Items included in this report are limited to those that were accessible and visible during the time of our field observation.

EXISTING CONDITIONS

MECHANICAL

The historic portion of the Library consists of two floors, approximately 1200 square feet each. The 1st floor includes the Entry Hall, Hooper Room, Lothrop Room and Kittredge Maritime Room. The 2nd floor includes the Living Room, Dining Room, Kitchen, and two Offices. There is a small mechanical room containing a boiler below a portion of the building. There is also a shallow crawl space below the rest of the historic wing of the building.



Boiler



Mechanical Room Pumps & Piping

There is also an attic space above the second floor that is partially used for storage but is not regularly occupied.



Attic Storage Area



Attic Above Offices

There are no existing mechanical ventilation systems or cooling systems serving the historic wing. The existing windows are operable and can provide natural ventilation. Heating hot water is provided by the boiler in the basement mechanical room, which serves radiators throughout the area. The radiators generally consist of cast iron radiators and panel radiators. Radiators are provided with thermostatic mixing valves for temperature adjustment and control.



Cast Iron Radiator



Panel Style Radiator

The exterior of the building has open, grassy areas where a condensing unit could be located.



Exterior



Exterior

ELECTRICAL

Main Service

The existing electrical service consists of a 600A, 208/120V, 3-phase, 4-wire electric service via an overhead pole-mounted utility connection. The electrical service is routed from the utility pole to the exterior side of the building and into the main electrical room in the basement. The utility meter is located on the exterior side of the building, while the CT Cabinet is located within the Main Electrical Room.

Electrical Distribution

The Main Distribution Panelboard 'MDP' is a 600A-MCB, 208/120V, 3-Phase, 4-wire model, manufactured by Square D. 'MDP' serves the following circuit breakers:

- 200A-3P: Panelboard 'PP1' - 225A-MLO, 208/120V, 3-Phase, 42-Pole Panelboard manufactured by Square D. 'PP1' serves misc. Elevator circuits, exhaust fan, condensing splits systems, compressor, and misc. basement power. 'PP1' is located in the Main Electrical Room.
- 200A-3P: Panelboard 'PP2' - 200A-MCB, 208/120V, 3-Phase, 42-Pole Panelboard manufactured by Square D. 'PP2' serves exhaust fans, VAV mechanical boxes, and ceiling/wall heaters. 'PP2' is located in the Main Electrical Room.
- 100A-3P: Serving the existing Roof Top Unit (RTU).
- 150A-3P: Serving the existing Elevator.
- 400A-3P: It appears that the 400A-3P Circuit Breaker within 'MDP' is serving a single-phase 75kVA transformer. It is unknown at the time of investigation what the 75kVA transformer is serving. CES assumes it is serving Subpanel B which is located in the cape cod cellar.
- (7) Empty Spaces. No Circuit Breaker Spares are provided.

Within the Cape Cod Cellar, there are additional sub-panels.

- Subpanel B – Single Phase, 40 Pole Subpanel that is serving air conditioning units and water heater. Panel also contains (2) 100A-2P circuit breakers feeding sub panels ‘B-1’ and ‘B-2’.

There is an ‘unmarked’ 200A Load center located on the 1st floor’s reception area serving miscellaneous receptacles, lighting, children’s room and office loads. It is currently unknown what is feeding this panelboard. CES assumes this is ‘B-2’ as mentioned within ‘B’ Panelboard.



Overhead Utility Service



Utility Meter and Connection to Main Electrical Room



Main Distribution Panelboard ‘MDP’ and Branch Panelboard ‘PP1’



Branch Panelboard ‘PP2’



Single Phase Transformer



'Unmarked' 200A Loadcenter; Possibly the 'B-2' Panelboard



Sub-Panelboard 'B-1'



Sub-Panelboard 'B'

RECOMMENDATIONS & SCHEMATIC DESIGN NARRATIVE

AIR CONDITIONING

The key drivers for the selection of new HVAC systems include:

- The aesthetic impact of any mechanical systems (e.g. height, visibility of equipment, and impact on historic character).
- Owner's preference (e.g. initial installation cost, aesthetics, occupant comfort and control, long term maintenance, effectiveness and life cycle costs).

In general, numerous HVAC system options exist, such as packaged rooftop systems, water source heat pump systems, chilled water / hot water systems and split DX systems. Based on the key drivers noted

above and physical limitations of the existing historic building, a split DX heat pump system is recommended.

A multi-split heat pump system could be provided. A multi-split DX system consists of one exterior condensing unit that serves multiple indoor fan coil units.

Available fan coil units (FCU) range from 1/2 to 5 ton nominal capacity depending on space served. Various FCU types could be used, including ducted units, ceiling cassette units, wall units and console units. Refrigerant piping shall run between the condensing units and fan coil units. Condensate will be collected from fan coil units or ceiling cassettes by condensate piping system and will discharge to indirect drain.



Condensing Unit



Ducted FCU



Ducted AHU



VRF Floor Console FCU



VRF Ceiling Cassette FCU



VRF Ceiling Suspended FCU

Based on the existing space available, we recommend one multi-split heat pump system, consisting of one 5-ton heat pump compressor unit outside and two ducted air handling units inside. The ducted air handling units would be in the attic and ducted to each room. One air handling unit would serve the second floor, and one air handling unit would serve the first floor. Refer to the attached concept plan for proposed duct routing and grille locations. A preliminary selection has been obtained from Daikin and is attached to this report. New air supply diffusers will be provided with manually adjustable volume dampers with lever accessible at the diffuser. Ductwork shall be galvanized Sheetmetal, with up to 5'-0" of flex duct at diffuser connections. Acoustic lining should be provided for the first 10'-0" upstream and downstream of each air handling unit. Refrigerant lines shall be brazed copper and insulated. The refrigerant lines and condensate piping may run up the side of the building and be provided with a painted line set cover. Condensate piping shall terminate at an exterior splash block.

Prior to the installation of any new HVAC system, it is highly recommended to add insulation and an air barrier to the floors, walls and roof to help keep conditioned air in the building. We do not recommend oversizing the HVAC system in lieu of correcting deficiencies in the envelope.



Mechanical, Electrical, Plumbing/
Fire Protection + Commissioning

ceseng.com

DIVISION 1 – GENERAL REQUIREMENTS:

Section -01100

Summary of Work

- A portion of the work will take place in the most Historic Original portion of the Library Building. Work in this area will need to be completed in accordance with the Secretary of the Interiors Guidelines for the treatment of Historic Building. Care must be taken to preserve and protect original elements during the work. The intent is to make the new mechanical system as inobtrusive as possible.
- New Mechanical (AC units) in the Original Section of the Library
- Associated Plaster Repairs associated with new mechanical vents at ceilings and walls.
- Miscellaneous Trim or Millwork Modifications to accommodate new mechanical equipment.
- New chases and soffits to conceal ductwork
- Painting

Site Work:

- New Concrete Pads at Mechanical Unit

Code Compliance:

Provide compliance with all applicable local, state and federal codes including but not limited to:

- IBC 2021 with State of MA Amendments.
- IBEC 2021 with State of MA Amendments.
- IEEC 2021 with State of MA Amendments.

Section 01200

Alternates: None

Section 01500

Construction Facilities & Temporary Controls:

- A. Provide all temporary utilities required during construction period.
- B. Provide job site construction trailer, toilets, site protection and erosion control measures.

Waste Management and Material Recycling:

The Contractor shall provide a waste and recycling program for handling and disposal of solid waste. At least 75% of Construction waste is to be segregated and recycled.

- A. All waste shall be promptly transported from the site shall be legally disposed of off-site.

- B. Materials which must be recycled:
 - 1. Beverage containers
 - 2. Cardboard
 - 3. Foam Packaging Materials
 - 4. Clean dimensional wood and pallets
 - 5. Scrap metal, including but not limited to metals from banding, stud trim, ductwork, piping, rebar, roofing, other trim, steel, iron, galvanized sheet steel, stainless steel, aluminum, copper, zinc, lead, brass, and bronze.

- C. Other recyclable materials to be considered include (but are not limited to):
 - 1. Asphalt
 - 2. Bricks
 - 3. Carpet
 - 4. Ceiling tile
 - 5. Concrete
 - 6. Concrete Masonry Units (CMU)
 - 7. Drywall
 - 8. Paint
 - 9. Plastic

Section 01400

Quality Requirements:

- A. Ventilate interior spaces after substantial completion and before occupancy to dry construction and remove any accumulated VOC's.

- B. All wood construction to be dried completely after exposure to water.

DIVISION 2 - SITE CONSTRUCTION:

Section 02220

Selective Demolition:

- A. Provide all equipment and do all necessary work to perform the selective demolition and disposal work as indicated.

DIVISION 3 – CONCRETE

Section 03300

Cast-in-Place Concrete:

- A. Provide cast-in-place concrete for site work including, without limitation:
 - 1. Slabs on grade for Mechanical equipment.
 - 2. Exterior slabs shall be 4000 psi.

DIVISION 4 – MASONRY – NOT USED

DIVISION 5 – METALS – NOT USED

DIVISION 6 – WOOD & PLASTICS**Section 06100****Rough Carpentry:**

- A. Provide rough carpentry:
1. Framing with dimension lumber.
 2. Wood grounds, nailers, and blocking.
 3. Wood furring.
 4. Backing panels.
 5. Sheathing.
- B. Wood Framing Standards:
1. Exterior Wall Framing: 2 inch by 6-inch nominal studs, 16 inches on center.
 2. Interior Wall Framing: 2 inch by 4-inch nominal and 2 inch by 6 inch studs, 16 inches on center, except where noted otherwise.
- C. Materials:
1. Dimension Lumber:
 - a. Light Framing: No. 2 grade.
 - b. Structural Framing: No. 2 grade.
 - c. Species: Spruce – Pine – Fir (S-P-F)
 2. Construction Panels as Applicable for specific job requirements:
 - a. Electrical Equipment Backing Panels: DOC PS 1, Exposure 1, C-D Plugged, fire-retardant treated.
 3. Auxiliary Materials:
 - a. Framing Anchors and Fasteners: Non-corrosive, suitable for load and exposure.

Section 06400**Architectural Woodwork:**

- A. Provide interior architectural woodwork, as applicable for specific job requirements:
1. Standing and running trim and rails.
 2. Modification to existing Shelving and closet specialties.
- B. INTERIOR MATERIALS:
1. Interior Standing and Running Trim and Rails:
Species for Painted Finish: Poplar
match existing trim work in Original Building.
 2. Type: Sizes and profiles to match existing in Original Building (If needed).
 - Cove Molding
 - Picture Rail
 - Wainscot

- Base

DIVISION 7 – THERMAL & MOISTURE PROTECTION

Section 07900

Joint Sealers:

- A. Provide joint sealers at interior and exterior vertical and horizontal joints.
- B. Urethane Elastomeric Joint Sealants:
 - 1. Manufacturers: GeoCel Corp., Pecora Corp., Sika Corp., Sonneborn, Division of ChemRex Inc, Tremco, or approved equal.
 - 2. Type and Application: One-part nonsag urethane sealant, ASTM C 920:
 - 3. Type: “Quick Shield” VOC Free Sealant by GeoCel Corp.

DIVISION 8 – DOORS & WINDOWS – NOT USED

DIVISION 9 – FINISHES:

Section 09250

Gypsum Wall Board:

- A. Provide Level 5 Finish on Gypsum Wallboard Assemblies. Veneer Plaster on Gypsum Board

Plaster Work:

- A. Gypsum Board Lath (Rock Lath) and Veneer Plaster.

Section 09900

Painting:

- A. Painting and surface preparation for interior unfinished surfaces as scheduled.
- B. Field-painting and surface preparation of exposed mechanical and electrical piping, conduit, ductwork, and equipment only at locations specified.

Gypsum Drywall/Plaster Walls and Ceilings:

Sheen: Eggshell

System:

- 1. 1 coat latex primer
- 2. 2 coats latex finish

Type:

- 1. Benjamin Moore “EcoSpec” Interior Primer Sealer 372.

2. Benjamin Moor "EcoSpec" Interior Latex Eggshell Enamel 374 or Architect approved equal.

Interior Wood for Painted Finish, including windows, doors, casework, and trim (limited areas – where modifications occur):

Sheen: Semi-Gloss

System:

1. 1 coat latex primer
2. 2 coats latex finish

Type

1. Benjamin Moore "EcoSpec" Interior Primer Sealer.
2. Benjamin Moore "EcoSpec" WB Semi-Gloss

Wood Clapboards and Trim:

Sheen: Satin

System:

1. Two factory applied finish coats over factory-applied primer coat
2. Sherwin Williams "Duration" Exterior Acrylic Flat K-32 or approved equal.

Section 15500

HVAC – Refer to Attached Narrative by CES for Scope

Section 16000

Electrical – Refer to Attached Narrative by CES for Scope

End Outline Specifications



The Town of Barnstable

Department of Public Works
Administration & Technical Support Division

800 Pitcher's Way, Hyannis, MA 02601
www.town.barnstable.ma.us



Keith Mackenzie-Betty 508.790.6315
Rebecca Nickerson 508.790.6316
NancyLee Cormier 508.790.6320

Mark R. Marinaccio, AIA, Town Architect
Voice 508.790.6323
Cell 508.328.5064
Fax 508.790.6344

Date: December 31, 2025
From: Mark R. Marinaccio, AIA, Town Architect
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
John F. Kennedy Memorial, Hyannis, Massachusetts**

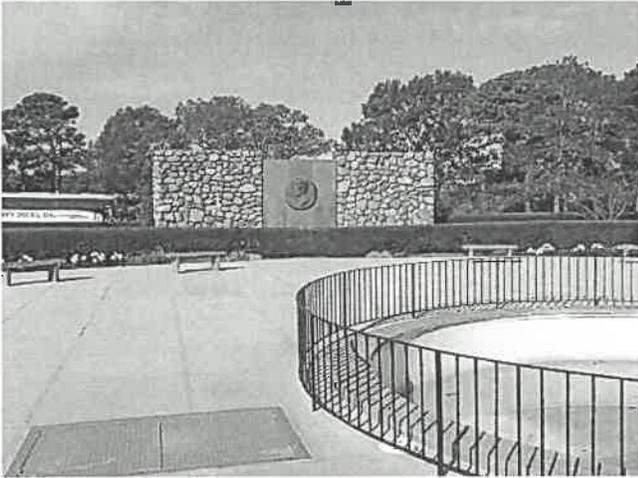
On behalf of the Public Works Department, and as requested by the Town Manager, please find below our preliminary scope of work to be included in our "Notice of Intent" to seek Community Preservation Act funding based upon the project submission criteria for restoration of the John F. Kennedy Memorial, and as outlined below.

In 2017 Weston & Sampson completed a conditions analysis and preliminary design study of restoration work required for the John F. Kennedy Memorial in Hyannis Massachusetts.

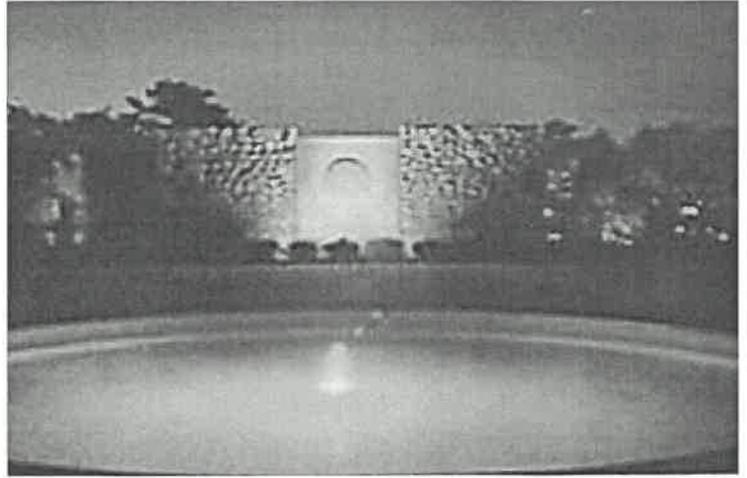
Community outreach meetings and communication with town officials resulted in proposed improvements that included concrete plaza replacement, fountain replacement, removal on non-original iron fence, restoration of the memorial seal and stone wall, repair or replacement of existing engraved stones, organization of walkways, replacement of non-original plantings, parking and access improvements, and extension of the memorial onto the lower lawn area that overlooks the sea.

Project Budget:

Item	Restoration Cost
Demolition	\$ 55,000
Site Prep	\$ 50,000
Plaza, Benches, Wall Restoration	\$ 500,000
Lighting	\$ 120,000
Fountain Replacement	\$ 400,000
Landscape	\$ 165,000
General Conditions, Insurance, Bonds, Escalation	\$ 580,500
Design Contingency	\$ 64,500
Soft Costs & Permit Drawings & Construction Contingency	\$ 480,500
Total	\$2,415,500



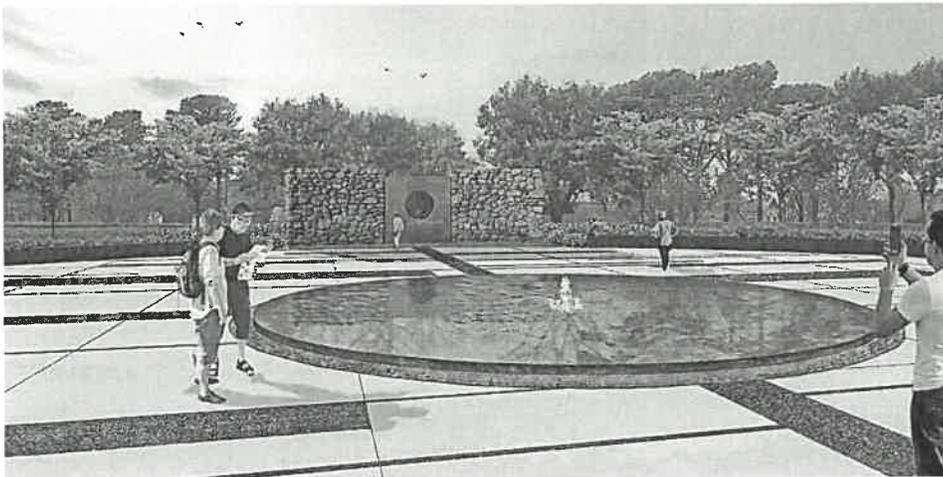
JFK Memorial as it appears today



JFK Memorial as originally constructed



Plaza inlay before concrete was coated in 2000



Plaza as envisioned by Weston & Sampson 2017

Please approve and forward to CPC for their consideration of funding.


Mark S. Eells, Town Manager

CPC APPLICATION (PAGE 1)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. Applicants must provide the first draft of their restriction to the CPC Project Coordinator. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Submission Date: August 11, 2025

Project Title: Osterville Recreation Site Restroom Project

Project Map/Parcel Number: 116 / 053

Estimated Start Date: Fall 2026

Estimated Completion Date: Summer 2027

Purpose (please circle all that apply):

Open Space

Community Housing

Historic

Recreation

Town Affiliation

Public

Private

Non-Profit

Partnership (Describe below #3)

(*Applications must be approved by the Town Manager prior to submission)

Applicant Contact:

Name: Mark Marinaccio, AIA, Town Architect

Organization (if applicable): Town Of Barnstable Department Of Public Works

Address: 800 Pitcher's Way, Hyannis

Mailing Address:

Daytime Phone #: 508-328-5064

E-mail Address: mark.marinaccio@town.barnstable.ma.us

Primary Contact (if different from applicant contact):

Name:

Address:

Mailing Address:

Daytime Phone #:

E-mail Address:

CPC APPLICATION (PAGE 2)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation/ housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. Applicants must provide the first draft of their restriction to the CPC Project Coordinator. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Budget Summary:

Total budget for project: \$1,667,263

CPA funding request: \$ 1,049,272

Matching funds (committed/under consideration): Capital Improvement Funding: \$625,991

Please address the following questions:

1. Project summary (description and goals): Design and Installation of a restroom facility to serve the entire site. Design and installation of a new restroom facility with storage, septic ssystem, sidewalks, parking.
2. How does this project help preserve Barnstable's character? This projects provides restroom facilities on a recreation site developed through CPC and Capital funding
3. Partnership(s) Description: The design will be developed in partnership with the local Civic Association and citizens of Osterville.
4. Provide a detailed project timeline: Design: Winter 2025. Construction: Fall 2026
5. How does this project meet the General Criteria and Category Specific Criteria for CPC projects? This is a recreation project that will serve a significant number of residents. The project will promote the collaboration of Civic and user groups. It will provide equal access to all residents.
6. Provide a detailed budget, including the following information, as applicable: (Fiscal Year, Total Cost, CPC Funds Requested, Other Sources of Funding sought and received, and cost estimates/quotes received): Detailed budget is attached to this application.

7. Assessors office identification map and map and parcel number: 116 / 053



Signature of Applicant

08/11/2025

Date

Signature of Applicant Partnership

Date

**Additional information may be provided as well as requested.



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 8, 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**
Osterville Recreation Facility Restroom, 93 West Bay Road, Osterville.

Map/Block/Lot: 116 / 053/

Dear Mr. Counsell,

The Department of Public Works is requesting \$1,049,272 in community preservation funds, along with \$625,991 in capital funds, for the creation of a new restroom facility at the Osterville Recreation site, located at 93 West Bay Road in Osterville. The total estimated project cost is \$1,667,263.

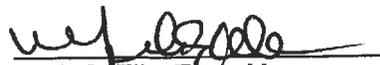
The Osterville Recreation site, previously home to Osterville Elementary School and an outdated recreation building, is in need of modernized amenities to meet the community's growing recreational needs. This project seeks to enhance the overall experience for residents and visitors by providing updated restroom facilities, additional storage, improved parking, and revitalized landscaping.

Over recent years, the Osterville Recreation site has seen substantial changes, including the demolition of the former elementary school and the removal of the outdated recreation building. This funding will enable the construction of a new 1,200-square-foot restroom facility, which will feature separate men's and women's restrooms, a dedicated storage area, mechanical space, sidewalks, enhanced parking, and a new septic system. Additionally, the project includes the installation of a new basketball/street hockey court, which could not be completed during the initial field construction due to budget constraints.

We believe these upgrades will further elevate the quality of the recreational space that our community values and enjoys.

Thank you for considering this important project.

Sincerely,


Mark S. Ells, Town Manager

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2022 BARNSTABLE, MA VISION
BARNSTABLE, TOWN OF (SCH) OSTERVILLE ELEMENTARY PO BOX 955						Description	Code	Assessed	Assessed	
HYANNIS MA 02601		SUPPLEMENTAL DATA			EXEMPT	9300	131,400	131,400		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_960959_2690675		Plan Ref. 644/17 Land Ct# #SR Life Estate PP Acct Assoc Pid#			EXM LAND	9300	854,500	854,500		
						Total		985,900	985,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BARNSTABLE, TOWN OF (SCH)	0791	0360	08-30-1951	U	I	0		Year	Code	Assessed	Year	Code	Assessed
BARNSTABLE, TOWN OF (SCH)	0533	0412	11-16-1937	U	I	0		2021	9300	915,600	2020	9300	963,800
BARNSTABLE, TOWN OF (SCH)	0310	0290	05-15-1911	U		0			9300	131,400	2019	9300	931,600
								Total		1,047,000	Total		1,102,200
								Total			Total		1,075,700

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
		Total	0.00									APPRAISED VALUE SUMMARY					
										Appraised Bldg. Value (Card)				0			
										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				131,400			
										Appraised Land Value (Bldg)				854,500			
										Special Land Value				0			
										Total Appraised Parcel Value				985,900			
										Valuation Method				C			
										Total Appraised Parcel Value				985,900			

BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-2904	09-14-2017	810	Demolition	220,000	07-19-2018	100	06-30-2018	Demo of Former School	05-14-2020	GM	04		FR	Field Review
B36339	11-01-1993	CM	Commercial	48,500	01-15-1994	100	12-31-1994	OS CLS.RM	07-26-2018	SR	02		02	Bldg Permit Completed
B31088	08-01-1987	OT	Other	350,000	01-15-1988	100	12-31-1988	OS CENTER	02-08-2013	DR	03		16	In Office Review
									07-01-2004	PT	02		01	Meas/Est

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	9300	Municipal Vacant	RC	3		1.140 AC	118,750	0.90175	5	1.00	0115	7.000		1.0000	749,585.6	854,500	
						Total Card Land Units	1.14	AC	Parcel Total Land Area				1.14			Total Land Value	854,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	94	Outbuildings			
Model	00	Vacant			
Grade:					
Stories					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Floor 1					
Interior Floor 2					
Heat Fuel					
Heat Type					
AC Type					
Bedrooms					
Full Baths					
Half Baths					
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy					
Accessory Apt					
Foundation					
Rms Prts					
Bath Split					
CONDO DATA					
Parcel Id		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			0		
Year Built			0		
Effective Year Built			0		
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %			0		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			100		
Percent Good			65		
RCNLD			0		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

No Sketch

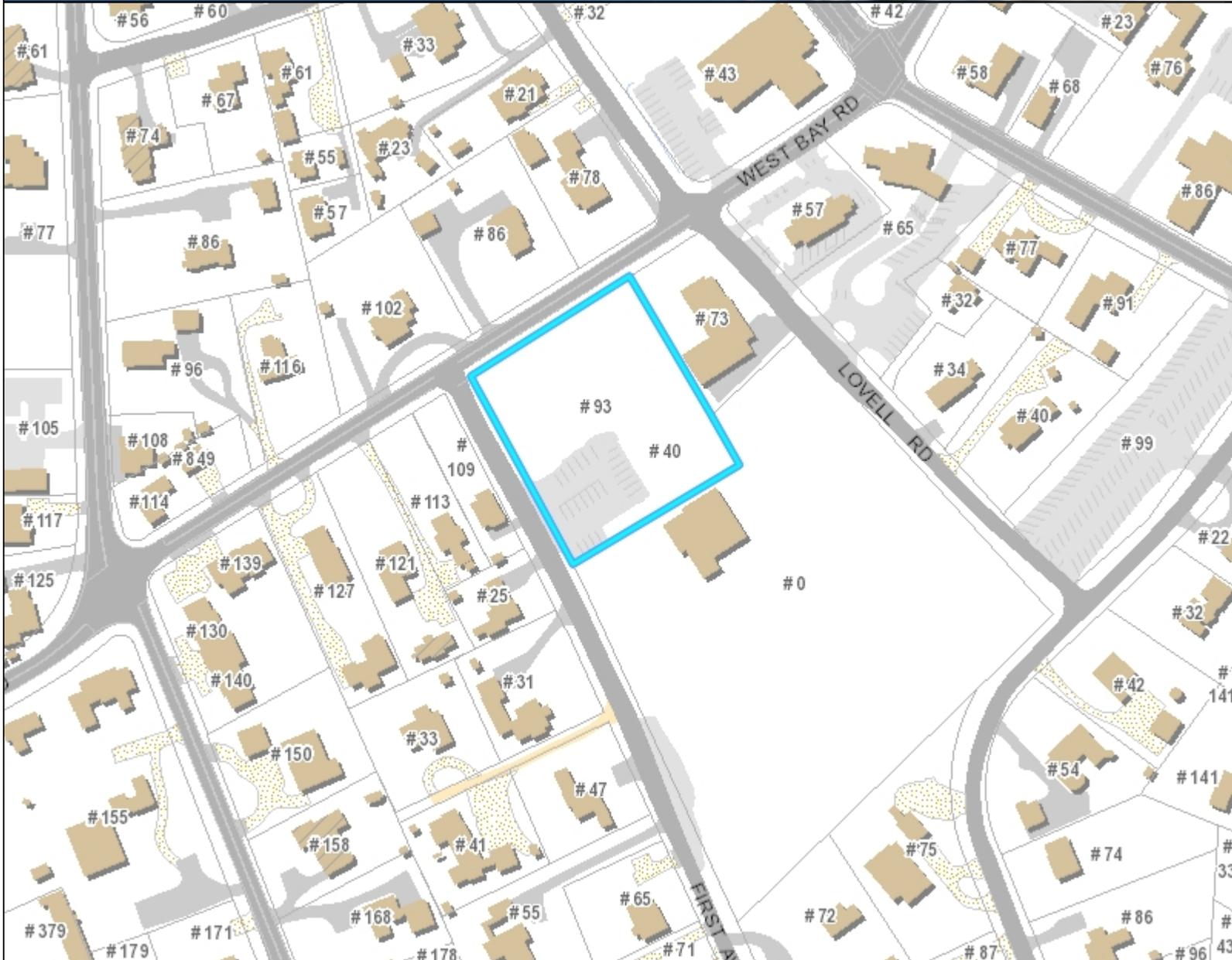
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAV1	PAVING-ASP	L	6,800	3.00	2017		96		0.00	19,600
TEN	Tennis Court 7	L	14,40	6.84	2017		96	C	1.00	94,600
FNC5	FENCE-10'CH	L	448	34.35	2017		96		0.00	14,800
FNC9	Fence Gate 10	L	2	810.42	2017		96		0.00	1,600
PAT1	Patio- Average	L	125	5.89	2017		98		0.00	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0

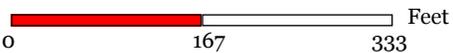




Legend

- Parcels
- ▬ Town Boundary
- ⊕ Railroad Tracks
- Buildings
- Approx. Building
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- ▨ Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 8/3/2022



Approx. Scale: 1 inch = 167 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Osterville Recreation Site Restrooms



Department of Public Works
August 18, 2025

Town of Barnstable, Department of Public Works



Osterville Recreation Site Restrooms



Community Preservation Funding Request

The Department of Public Works is requesting \$1,049,272 in community preservation funds, along with \$625,991 in capital funds, for the creation of a new restroom facility at the Osterville Recreation site, located at 93 West Bay Road in Osterville. The total estimated project cost is \$1,667,263.

The Osterville Recreation site, previously home to Osterville Elementary School and an outdated recreation building, is in need of modernized amenities to meet the community's growing recreational needs. This project seeks to enhance the overall experience for residents and visitors by providing updated restroom facilities, additional storage, improved parking, and revitalized landscaping.

Over recent years, the Osterville Recreation site has seen substantial changes, including the demolition of the former elementary school and the removal of the outdated recreation building. This funding will enable the construction of a new 1,200-square-foot restroom facility, which will feature separate men's and women's restrooms, a dedicated storage area, mechanical space, sidewalks, enhanced parking, and a new septic system. Additionally, the project includes the installation of a new basketball/street hockey court, which could not be completed during the initial field construction due to budget constraints.

We believe these upgrades will further elevate the quality of the recreational space that our community values and enjoys.

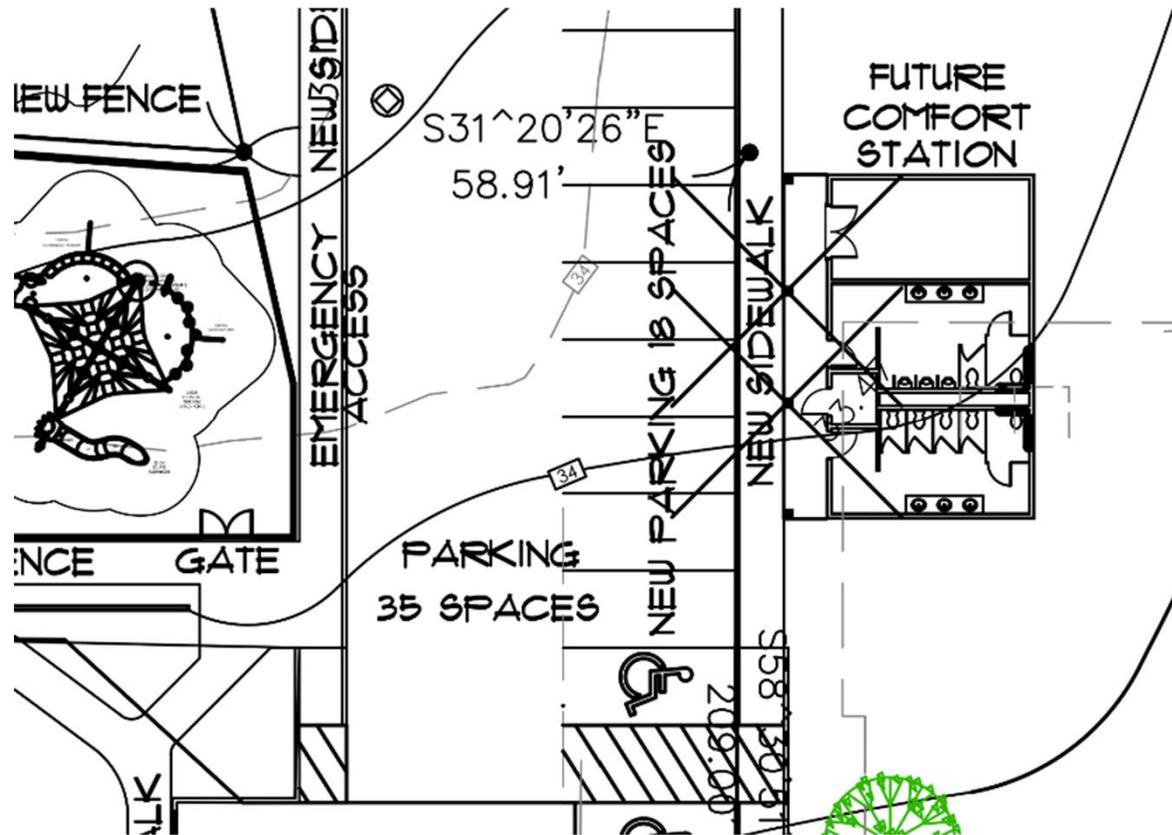
Town of Barnstable, Department of Public Works



Osterville Recreation Site Restrooms



Restrooms



Town of Barnstable, Department of Public Works



Osterville Recreation Site Restrooms



Projected Budget

Osterville Restrooms						
Hard Costs				Total	CPC	CIP
New Comfort Station	1200	350		\$ 420,000	\$ 420,000	
Utilities				\$ 40,000		\$ 40,000
Landscape / Grass				\$ 10,000	\$ 10,000	
Septic System				\$ 50,000	\$ 50,000	
Site Work				\$ 10,000	\$ 10,000	
Basketball Court - asphalt				\$ 125,000	\$ 125,000	
Asphalt Parking Lot	6000	50		\$ 275,000		\$ 275,000
Sidewalk	1000	50		\$ 50,000		\$ 50,000
Subtotal				\$ 980,000	\$ 615,000	\$ 365,000
General Conditions	7-12%	10%		\$ 98,000	\$ 61,500	\$ 36,500
Insurance / Bonds	2%	4%		\$ 39,200	\$ 24,600	\$ 14,600
Overhead & Profit	7-12%	15%		\$ 147,000	\$ 92,250	\$ 54,750
Subtotal				\$ 1,264,200	\$ 793,350	\$ 470,850
Design Contingency	15%	5%		\$ 63,210	\$ 39,668	\$ 23,543
Total Estimated Construction Hard Cost				\$ 1,327,410	\$ 833,018	\$ 494,393
Soft Costs						
			Design			
Design Fees	8-12%	10%		\$ 132,741	\$ 83,302	\$ 49,439
Other Fees - Testing				\$ 8,000	\$ 8,000	\$ 8,000
Parking Expansion						
Project Management	5%	5%		\$ 66,371	\$ 41,651	\$ 24,720
Construction Contingency	5%	10%		\$ 132,741	\$ 83,302	\$ 49,439
Total Estimated Project Soft Cost				\$ 339,853	\$ 216,254	\$ 131,598
Total Estimated Project Cost				\$ 1,667,263	\$ 1,049,272	\$ 625,991

Town of Barnstable, Department of Public Works

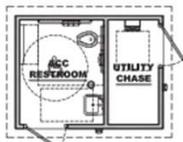


Osterville Recreation Site Restrooms



Prefabricated Options

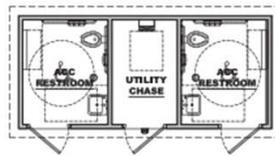
PLAYGROUND SERIES



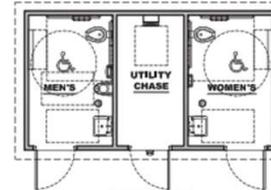
PS-O11



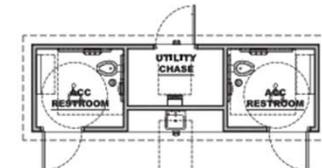
PS-111



PS-O22



PS-122

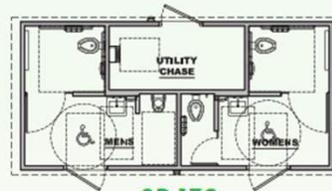


PS-O21

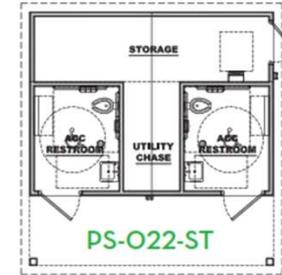
SPORTS PARK SERIES



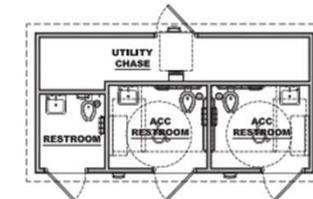
SP-132-ST (CA)



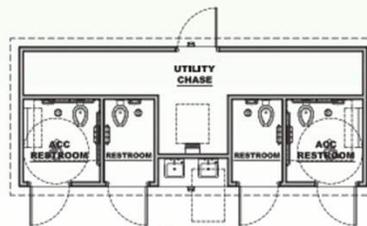
SP-132



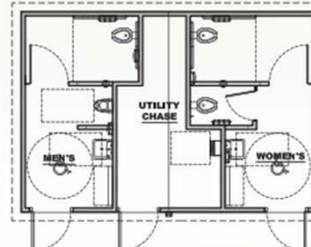
PS-O22-ST



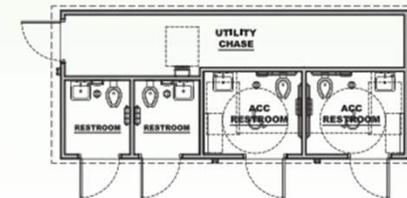
PS-O33



SP-O42



SP-132-2M (CA)



SP-O44



Osterville Recreation Site Restrooms

Prefabricated Options - \$250,000



STANDARD CMU FINISHES



CMU PRECISION PAINTED



CMU SPLIT FACE PAINTED



CMU COMBO FINISH



CMU COLOR BAND



NATURAL GRAY PRECISION



NATURAL HAZELNUT SF



NATURAL KHAKI SF



CMU W/GRAFFITI COATING

FLEXIBLE EXTERIOR ADD-ON WALL FINISHES



CUSTOM CMU COLORS



STUCCO



LEDGE STONE WAINSCOT



RIVER ROCK WAINSCOT



LAP SIDING



BOARD & BATTEN



BRICK WAINSCOT



SCORED PAINTED CMU

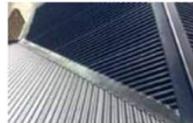
ROOF OPTIONS



STANDING SEAM METAL



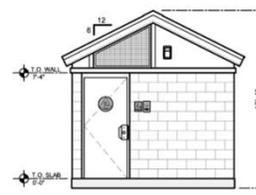
SHINGLES



CORRUGATED METAL



TILE



ELEVATION

SCALE: 1/8"=1'0"



FLOOR PLAN

SCALE: 1/8"=1'0"

NOTE: STAINLESS FIXTURES

NOTE:
DOOR PICTOGRAM
(MANDATORY IN CALIFORNIA)
OPTIONAL IN OTHER STATES



PERSPECTIVE
(FINISHES SUBJECT TO CHANGE)
RESTROOM BUILDING

PS-011
PLAYGROUND SERIES

NOTES: APPROXIMATE 40 PERSONS PER HOUR CAPACITY. COLORS AND MATERIALS ARE SUBJECT TO CHANGE. COPYRIGHT 2017, PUBLIC RESTROOM COMPANY. THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF PUBLIC RESTROOM COMPANY AND SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF PUBLIC RESTROOM COMPANY.

45 USERS/HR.



www.PublicRestroomCompany.com
2050 BUSINESS PARKWAY
MILFORD, NEVADA 89423
P: 888-888-2500 F: 888-888-1448

BUYBOARD 2019

Town of Barnstable, Department of Public Works



Osterville Recreation Site Restrooms

Prefabricated Options - \$300,000



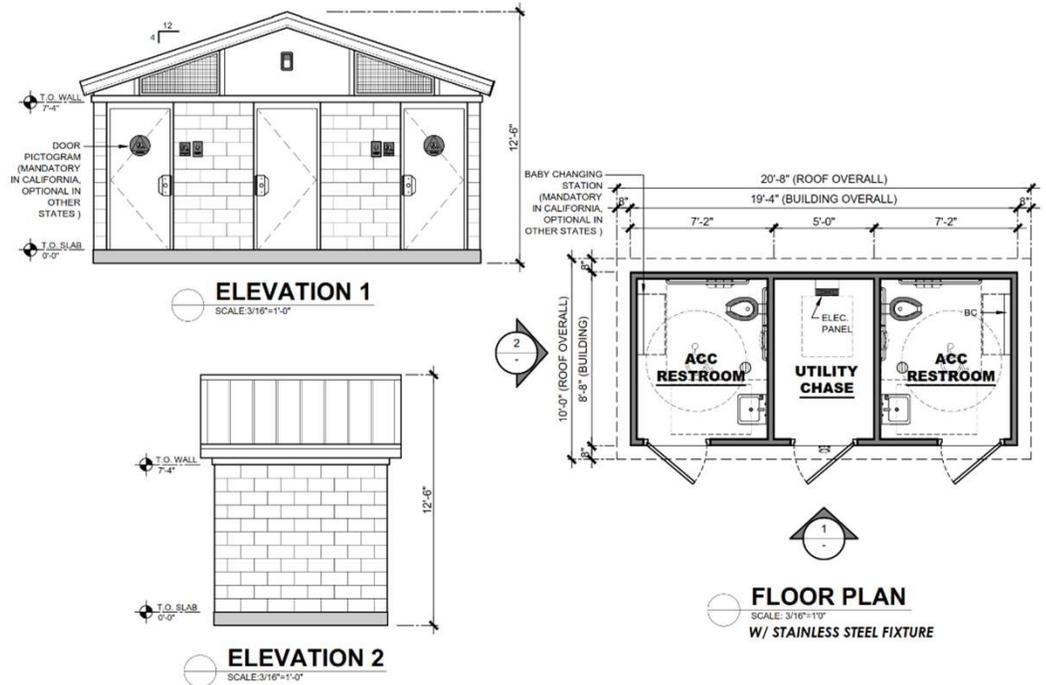
STANDARD CMU FINISHES



FLEXIBLE EXTERIOR ADD-ON WALL FINISHES



ROOF OPTIONS



PUBLIC RESTROOM COMPANY Building Better Places To Go.™ PH: 888-888-2060 Fax: 888-888-1428	BUILDING TYPE: RESTROOM BUILDING	REVISION #: -	REVISION DATE: -	SHEET#: 90 S
	PROJECT: PS-022 CITY, STATE	DRAWN BY: -	START DATE: -	MAX. PERSON/HOUR: 90 S

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Town of Barnstable, Department of Public Works



Osterville Recreation Site Restrooms



Prefabricated Options - Budget

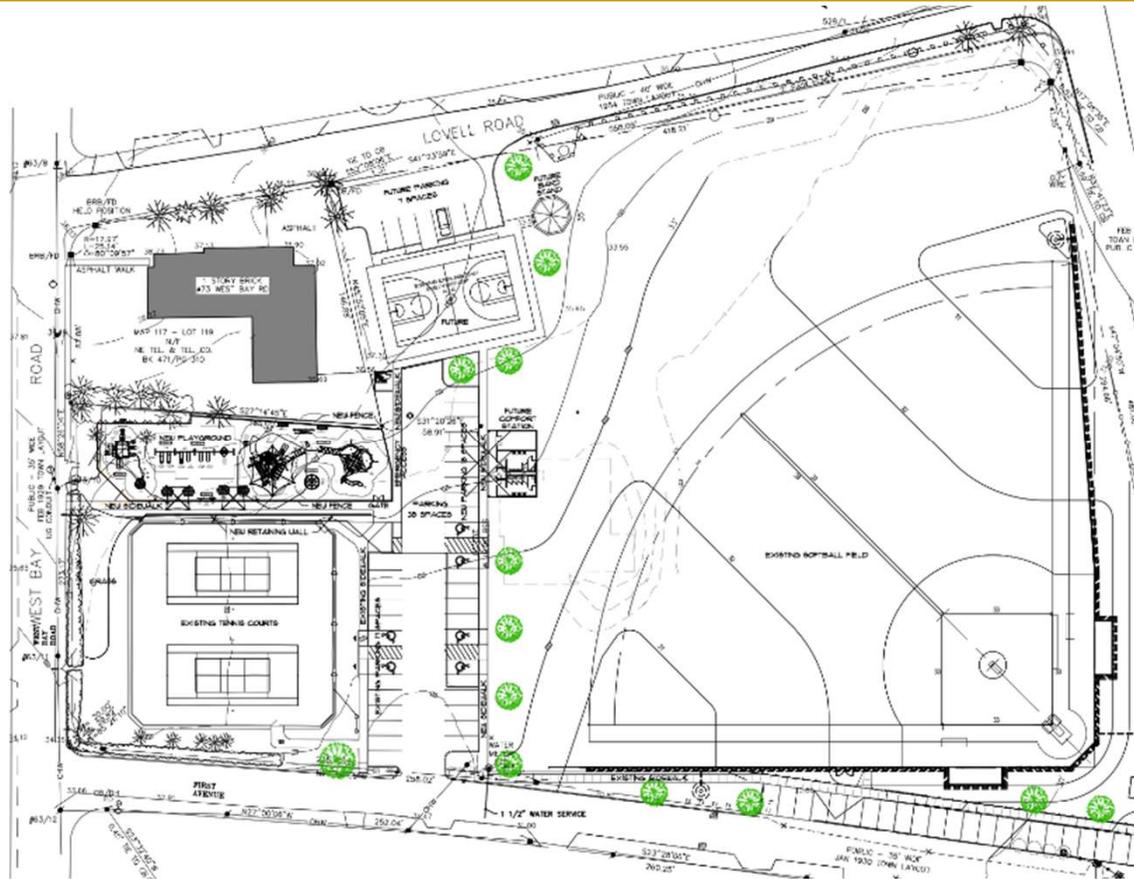
Osterville Restrooms						
Hard Costs				Total	CPC	CIP
New Comfort Station - Prefabricated	1200	350		\$ 310,000	\$ 310,000	
Foundation				\$ 30,000	\$ 30,000	
Utility Connections				\$ 40,000		\$ 40,000
Landscape / Grass				\$ 10,000	\$ 10,000	
Septic System				\$ 50,000	\$ 50,000	
Site Work				\$ 10,000	\$ 10,000	
Basketball Court - asphalt				\$ 125,000	\$ 125,000	
Asphalt Parking Lot	6000	50		\$ 275,000		\$ 275,000
Sidewalk	1000	50		\$ 50,000		\$ 50,000
Subtotal				\$ 900,000	\$ 535,000	\$ 365,000
General Conditions	7-12%	10%		\$ 90,000	\$ 53,500	\$ 36,500
Insurance / Bonds	2%	4%		\$ 36,000	\$ 21,400	\$ 14,600
Overhead & Profit	7-12%	15%		\$ 135,000	\$ 80,250	\$ 54,750
Subtotal				\$ 1,161,000	\$ 690,150	\$ 470,850
Design Contingency	15%	5%		\$ 58,050	\$ 34,508	\$ 23,543
Total Estimated Construction Hard Cost				\$ 1,219,050	\$ 724,658	\$ 494,393
Soft Costs			Design			
Design Fees	8-12%	10%		\$ 121,905	\$ 72,466	\$ 49,439
Other Fees - Testing				\$ 8,000	\$ 8,000	\$ 8,000
Parking Expansion						
Project Management	5%	5%		\$ 60,953	\$ 36,233	\$ 24,720
Construction Contingency	5%	10%		\$ 121,905	\$ 72,466	\$ 49,439
Total Estimated Project Soft Cost				\$ 312,763	\$ 189,164	\$ 131,598
Total Estimated Project Cost				\$ 1,531,813	\$ 913,822	\$ 625,991

Town of Barnstable, Department of Public Works



Osterville Recreation Site Restrooms

Questions



Town of Barnstable, Department of Public Works



The End



Town of Barnstable, Department of Public Works

CPC APPLICATION (PAGE 1)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. Applicants must provide the first draft of their restriction to the CPC Project Coordinator. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Submission Date: January 22, 2026

Project Title: Centerville Recreation Site Ballfield& Restroom Improvements

Project Map/Parcel Number: 207/043

Estimated Start Date: September 2026

Estimated Completion Date: May 2027

Purpose (please circle all that apply):

Open Space
Community Housing
Historic
Recreation
Town Affiliation**

Public
Private
Non-Profit
Partnership (Describe below #3)

(*Applications must be approved by the Town Manager prior to submission)

Applicant Contact:

Name: Mark Marinaccio, AIA, town Architect

Organization (if applicable): Townb Of Barnstable

Address: 890 Pitchers Way, Hyannis, MA 02601

Mailing Address:

Daytime Phone #: 508-328-5064

E-mail Address: mark.marinaccio@town.barnstable.ma.us

Primary Contact (if different from applicant contact):

Name:

Address:

Mailing Address:

Daytime Phone #:

E-mail Address:

CPC APPLICATION (PAGE 2)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation/ housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. Applicants must provide the first draft of their restriction to the CPC Project Coordinator. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Budget Summary:

Total budget for project: \$ 930,6700

CPA funding request: \$ 930,670

Matching funds (committed/under consideration):

Please address the following questions:

1. Project summary (description and goals): Revisioned practice field with a little league infield and short outfield. New fence, bases, benches, grass will be included in the work, new prefabricated restroom and septic system.
2. How does this project help preserve Barnstable's character? The project revitalizes a recreational area
3. Partnership(s) Description: Design will be developed in coordination with the community.
4. Provide a detailed project timeline: Design to begin as soon as funding is available. Construction starts in the fall of 2026
5. How does this project meet the General Criteria and Category Specific Criteria for CPC projects? Recreation Project
6. Provide a detailed budget, including the following information, as applicable: (Fiscal Year, Total Cost, CPC Funds Requested, Other Sources of Funding sought and received, and cost estimates/quotes received): See attached budget

7. Assessors office identification map and map and parcel number:



Signature of Applicant

August 11, 2025

Date

Signature of Applicant Partnership

Date

**Additional information may be provided as well as requested.



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. Ells, 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 Site Ballfield, 524 Main Street, Centerville**

Map/Block/Lot: 207 / 043/

Dear Mr. Counsell,

Please accept this Letter of Interest for Community Preservation Funding to update the existing ballfield at the Centerville Recreation Building site, 524 Main Street, Centerville.

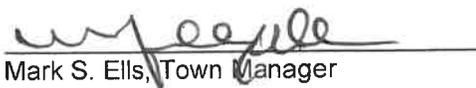
With a total estimated project cost of \$588,000 The Department of Public Works is seeking the full amount in community preservation funding for the project. In 2023 the Town of Barnstable appropriated \$827,376 to create additional parking and site improvements which will allow handicapped access to both the playground and ballfield where there currently is none.

The current condition of the field presents serious safety concerns. Turf holes and ruts along with deteriorated fencing and benches, highlight the pressing need for this project. As a location for community activities, the field regularly hosts events organized by the recreation department, Little League, and is a popular spot for informal pickup games. Initially designated as a multi-purpose field in the comprehensive field study, the proposal to repurpose it faced strong opposition from the community during playground design meetings, with many advocating to preserve the ballfield. As requested by the community the field and parking area were redesigned to allow for the revised ballfield.

The proposed initiative seeks to comprehensively rejuvenate the ballfield area. A new, site appropriate 60-foot baseline regulation infield will be created, with a short practice outfield. New benches, a durable backstop, and an outfield fence are also included in the project.

Thank you for your consideration of this important project

Sincerely,


Mark S. Ells, Town Manager

Owner Information**Map/Block/Lot:** 207 / 043/**Property Address**

524 MAIN STREET (CENT.)

Village: Centerville**Town Sewer At Address:** No**GIS Zoning Value:** RD-1**Owner Name as of 1/1/20:**

BARNSTABLE, TOWN OF (REC)

367 MAIN STREET

HYANNIS, MA. 02601

Co-Owner Name**Assessed Values**

	Appraised Value	Assessed Value
Building Value	\$ 834,800	\$ 834,800
Extra Features	\$ 107,700	\$ 107,700
Outbuildings	\$ 46,900	\$ 46,900
Land Value	\$ 366,500	\$ 366,500
Totals	\$ 1,355,900	\$ 1,355,900

Past Comparisons

2020 - \$ 1,223,800

2019 - \$ 1,242,900

2018 - \$ 1,165,800

2017 - \$ 1,147,600

2016 - \$ 1,147,600

2015 - \$ 1,309,200

2014 - \$ 1,309,200

2013 - \$ 1,309,200

2012 - \$ 1,408,500

2011 - \$ 1,312,600

Tax Information**C.O.M.M. FD Tax (Commercial)**

\$ 0

C.O.M.M. FD Tax (Residential)

\$ 0

Town Tax (Commercial)	\$ 0
Town Tax (Residential)	\$ 0
	\$ 0

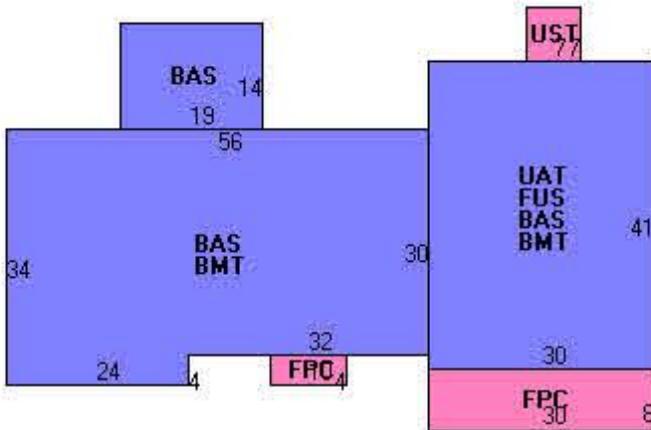
[Sales History](#)

Owner:	Sale Date	Book/Page:	Sale Price:
BARNSTABLE, TOWN OF (REC)		0/0	\$0

[Photos](#)



[Sketches](#)



As Built Cards: Click card # to view: [Card #1](#)

B2N Barn-any 2nd story area	FPC Open Porch Concrete Floor	REF Reference Only
BAS First Floor, Living Area	FTS Third Story Living Area (Finished)	SOL Solarium
BMT Basement Area (Unfinished)	FUS Second Story Living Area (Finished)	SPE Pool Enclosure
BRN Barn	GAR Garage	TQS Three Quarters Story (Finished)
CAN Canopy	GAZ Gazebo	UAT Attic Area (Unfinished)
CLP Loading Platform	GRN Greenhouse	UHS Half Story (Unfinished)
FAT Attic Area (Finished)	GXT Garage Extension Front	UST Utility Area (Unfinished)
FCP Carport	KEN Kennel	UTQ Three Quarters Story (Unfinished)
FEP Enclosed Porch	MZ1 Mezzanine, Unfinished	UUA Unfinished Utility Attic

FHS Half Story (Finished)
FOP Open or Screened in Porch

PRG Pergola
PRT Portico
PTO Patio

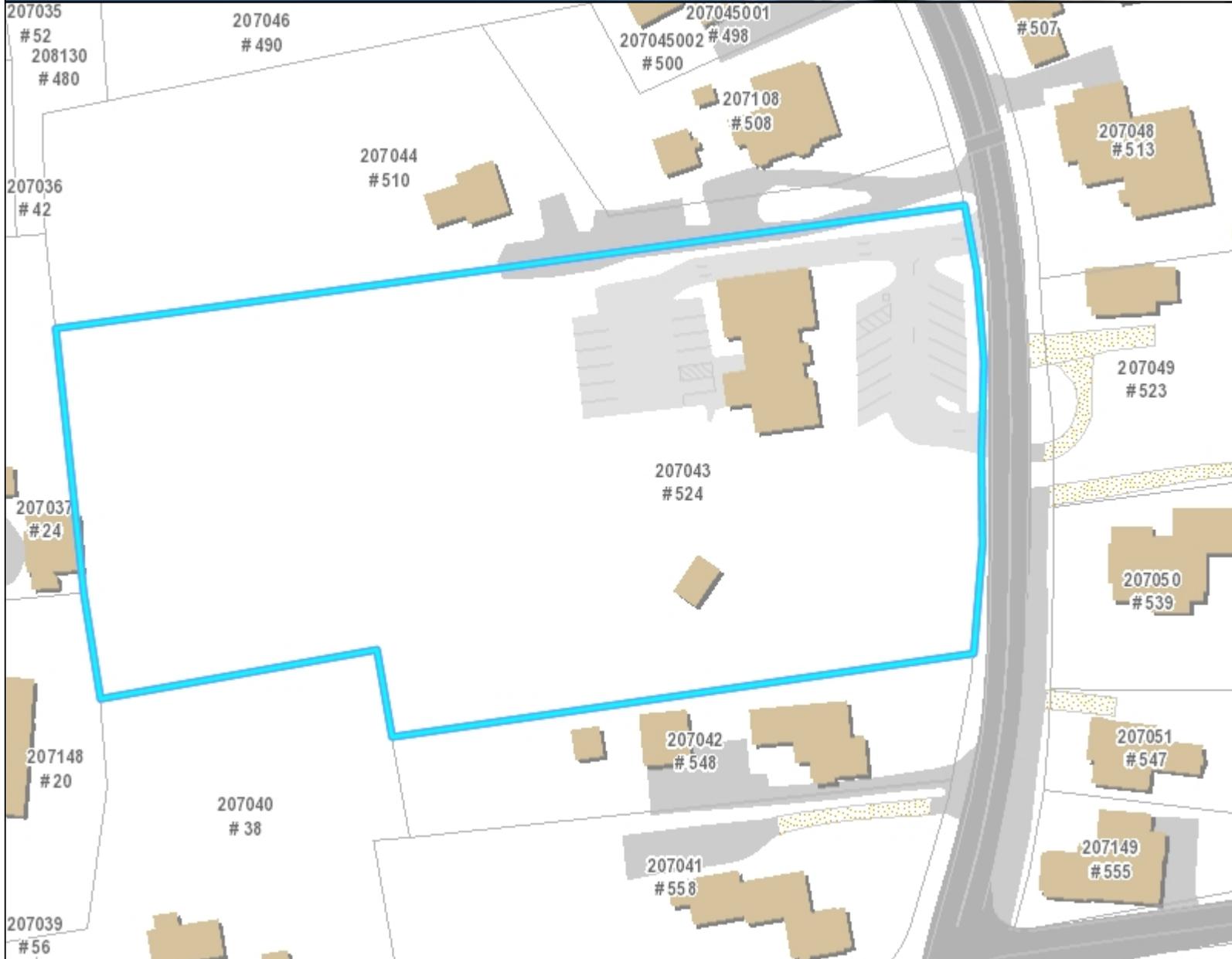
UUS Full Upper 2nd Story (Unfinished)
WDK Wood Deck

Construction Details

Building		Details		Land	
Building value	\$ 834,800	Bedrooms	00	USE CODE	9310
Replacement Cost	\$1,128,127	Bathrooms	0 Full-0 Half	Lot Size (Acres)	2.71
Model	Commercial	Total Rooms		Appraised Value	\$ 366,500
Style	City/Town Hall	Heat Fuel	Gas	Assessed Value	\$ 366,500
Grade	Average	Heat Type	Hot Water		
Year Built	1920	AC Type	None		
Effective depreciation	26	Interior Floors	Hardwood		
Stories	2	Interior Walls	Plastered		
Living Area sq/ft	4,502	Exterior Walls	Clapboard		
Gross Area sq/ft	9,067	Roof Structure	Gable/Hip		
		Roof Cover	Asph/F Gls/Cmp		

Outbuildings and Extra Features

Code	Description	Units/SQ ft	Appraised Value	Assessed Value
OFLC	Office Finish-Low Cost	3006	\$ 99,100	\$ 99,100
FOPC	Open Prch-roof, ceiling	280	\$ 8,000	\$ 8,000
UST	Utility Storage-attached	49	\$ 600	\$ 600
PAV1	PAVING-ASPHALT	5000	\$ 9,000	\$ 9,000
PAV2	PAVING-CONC	1380	\$ 8,100	\$ 8,100
CCCB	Concrete Curb	304	\$ 3,700	\$ 3,700
PKBR	Parking Bumper-6'	7	\$ 400	\$ 400
LTHL	Halide Light Flxture	10	\$ 14,400	\$ 14,400
TRSW	Trash Encl-6' w/gates	1	\$ 3,300	\$ 3,300
FNC5	FENCE-10'CHAIN	70	\$ 2,300	\$ 2,300
FNC3	FENCE-6' CHAIN w rails	270	\$ 5,700	\$ 5,700



Legend

- Parcels
- ▬ Town Boundary
- + Railroad Tracks
- Buildings
- Approx. Building
- Buildings
- Painted Lines
- Parking Lots
- Paved
- Unpaved
- Driveways
- Paved
- Unpaved
- Roads
- Paved Road
- Unpaved Road
- ▨ Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 2/10/2021



Approx. Scale: 1 inch = 83 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us



Centerville Recreation Ballfield



Department of Public Works

January 26, 2025

Town of Barnstable, Department of Public Works



Centerville Recreation Ballfield Funding Request



With a total estimated project cost of \$930,670 The Department of Public Works is seeking the full amount in community preservation funding for the project.

In 2023 the Town of Barnstable appropriated \$827,376 to create additional parking and site improvements which will allow handicapped access to both the playground and ballfield where there currently is none.

The current condition of the field presents serious safety concerns. Turf holes and ruts along with deteriorated fencing and benches, highlight the pressing need for this project. As a location for community activities, the field regularly hosts events organized by the recreation department, Little League, and is a popular spot for informal pickup games.

Initially designated as a multi-purpose field in the comprehensive field study, the proposal to repurpose it faced strong opposition from the community during playground design meetings, with many advocating to preserve the ballfield. As requested by the community the field and parking area were redesigned to allow for the revised ballfield.

The proposed initiative seeks to comprehensively rejuvenate the ballfield area. A new, site appropriate 60-foot baseline regulation infield will be created, with a short practice outfield. New benches, a durable backstop, and an outfield fence are also included in the project.





Centerville Recreation Ballfield Funding Request



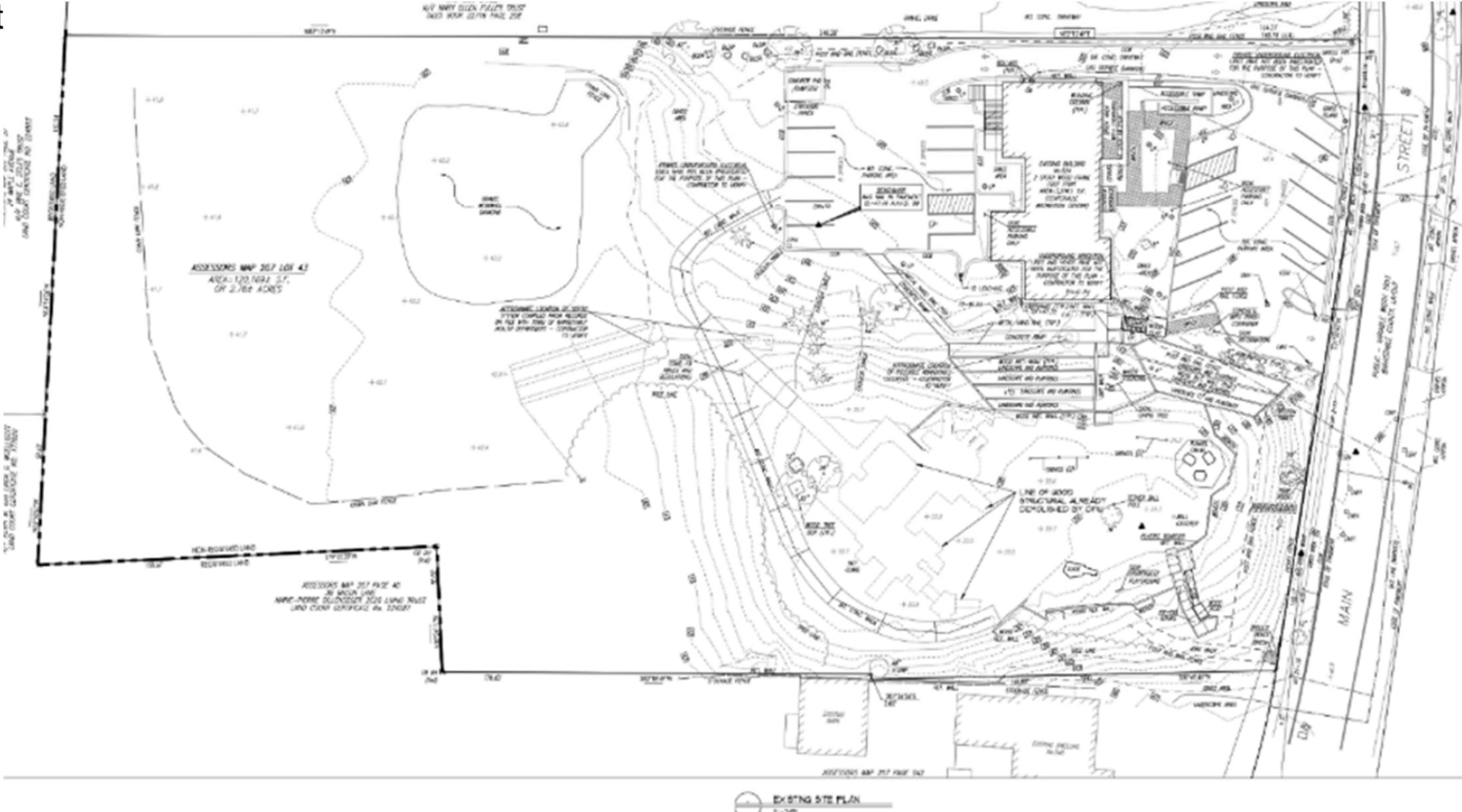
Town of Barnstable, Department of Public Works



Centerville Recreation Ballfield Existing Ballfield Evaluation



Original site plan prior to construct work beginning.

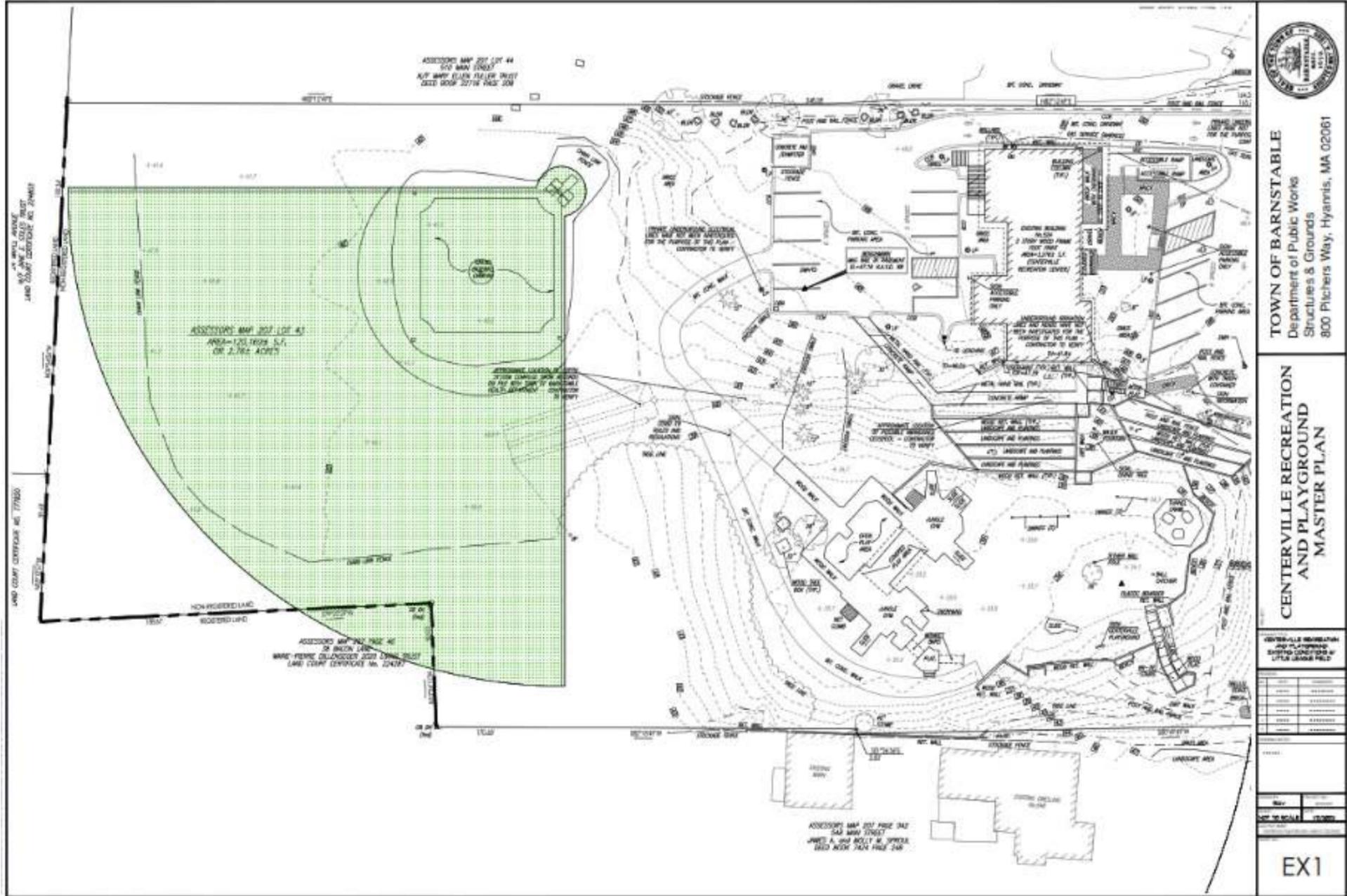




Centerville Recreation Ballfield Existing Ballfield Evaluation



The existing ballfield did not meet dimensions for a little league field



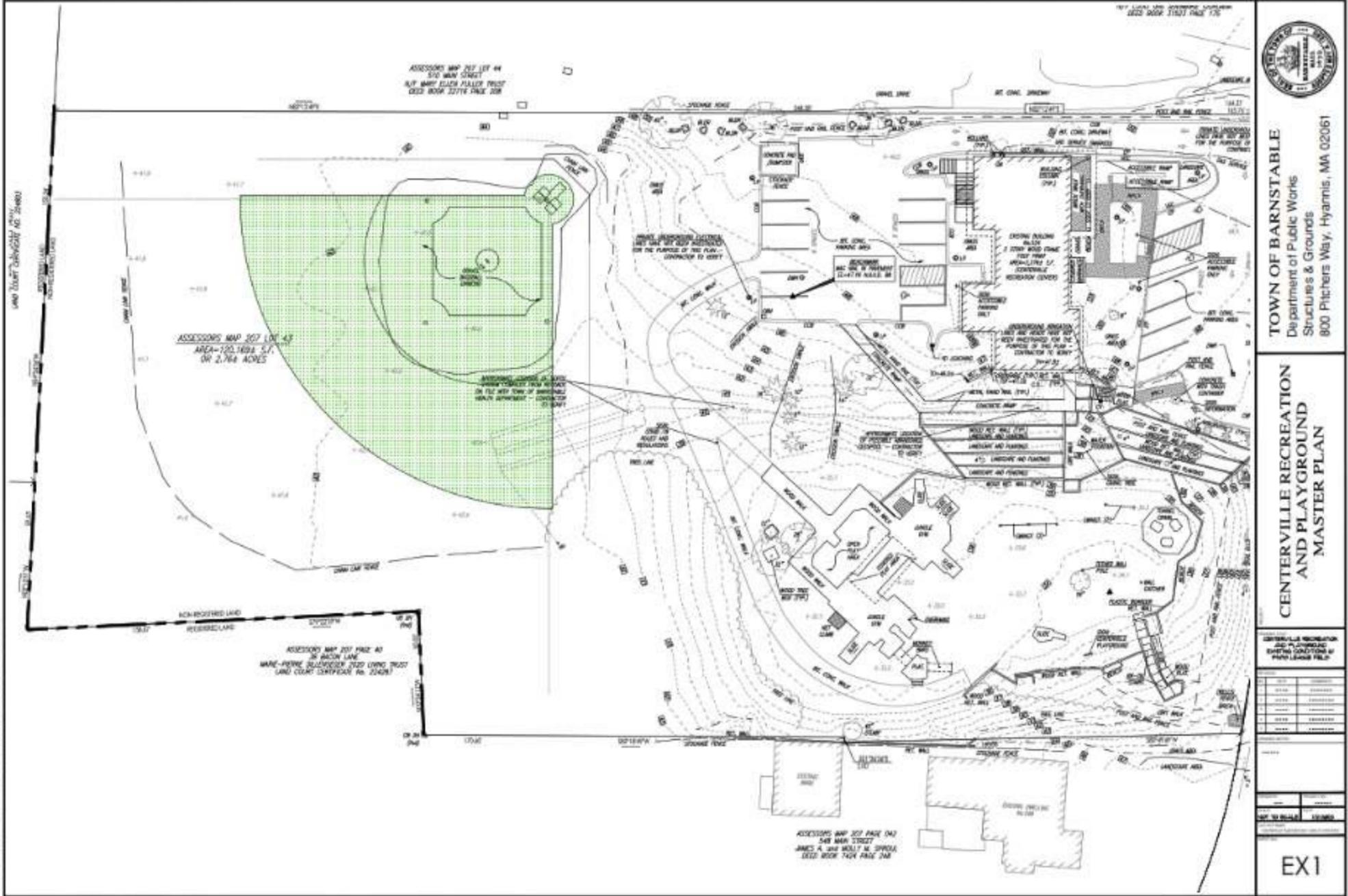


Centerville Recreation Ballfield Existing Ballfield Evaluation



The existing ballfield did not meet dimensions for a little league field

The existing ballfield matches the size of a Pinto ballfield





Centerville Recreation Ballfield Proposed Ballfield



New ballfield with grass infield

Regulation little league infield with a short outfield

New backstop

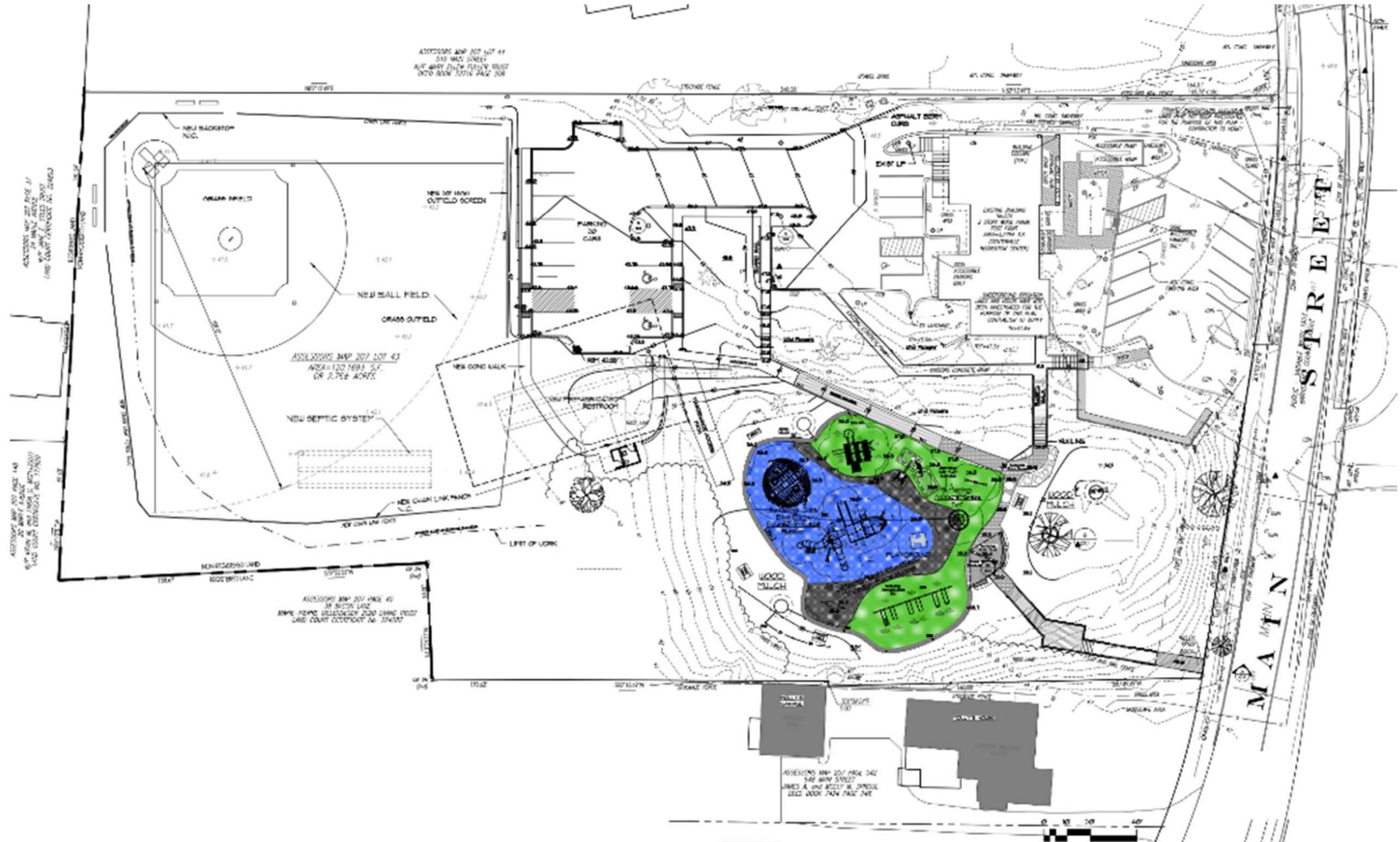
New outfield fence

New Benches

Outfield wall to protect parking

New restroom

New septic system

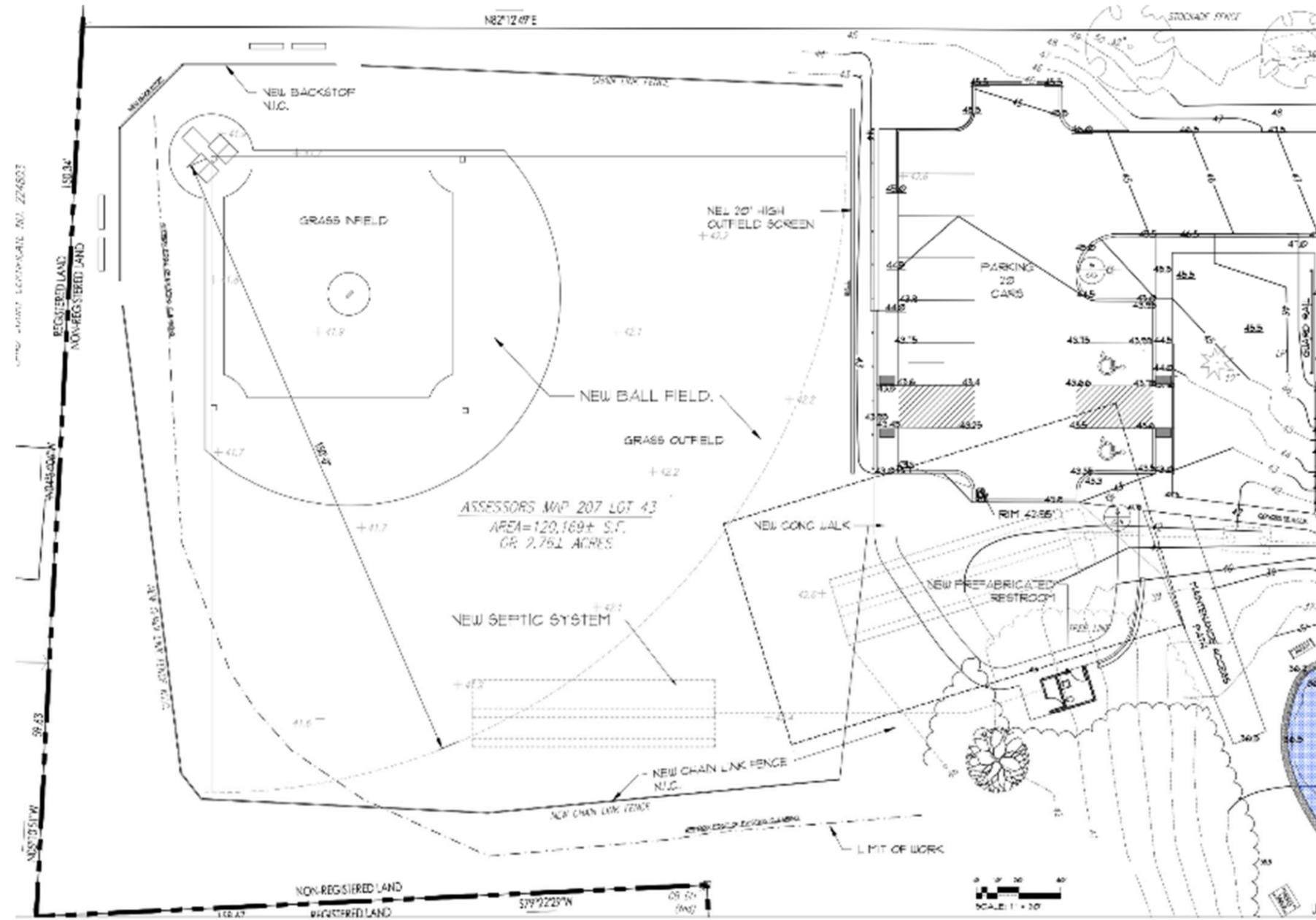




Centerville Recreation Ballfield Proposed Ballfield



- New ballfield with grass infield
- Regulation little league infield with a short outfield
- New backstop
- New outfield fence
- New Benches
- Outfield wall to protect parking
- New restroom
- New septic system



Town of Barnstable, Department of Public Works



Centerville Recreation Ballfield Restroom

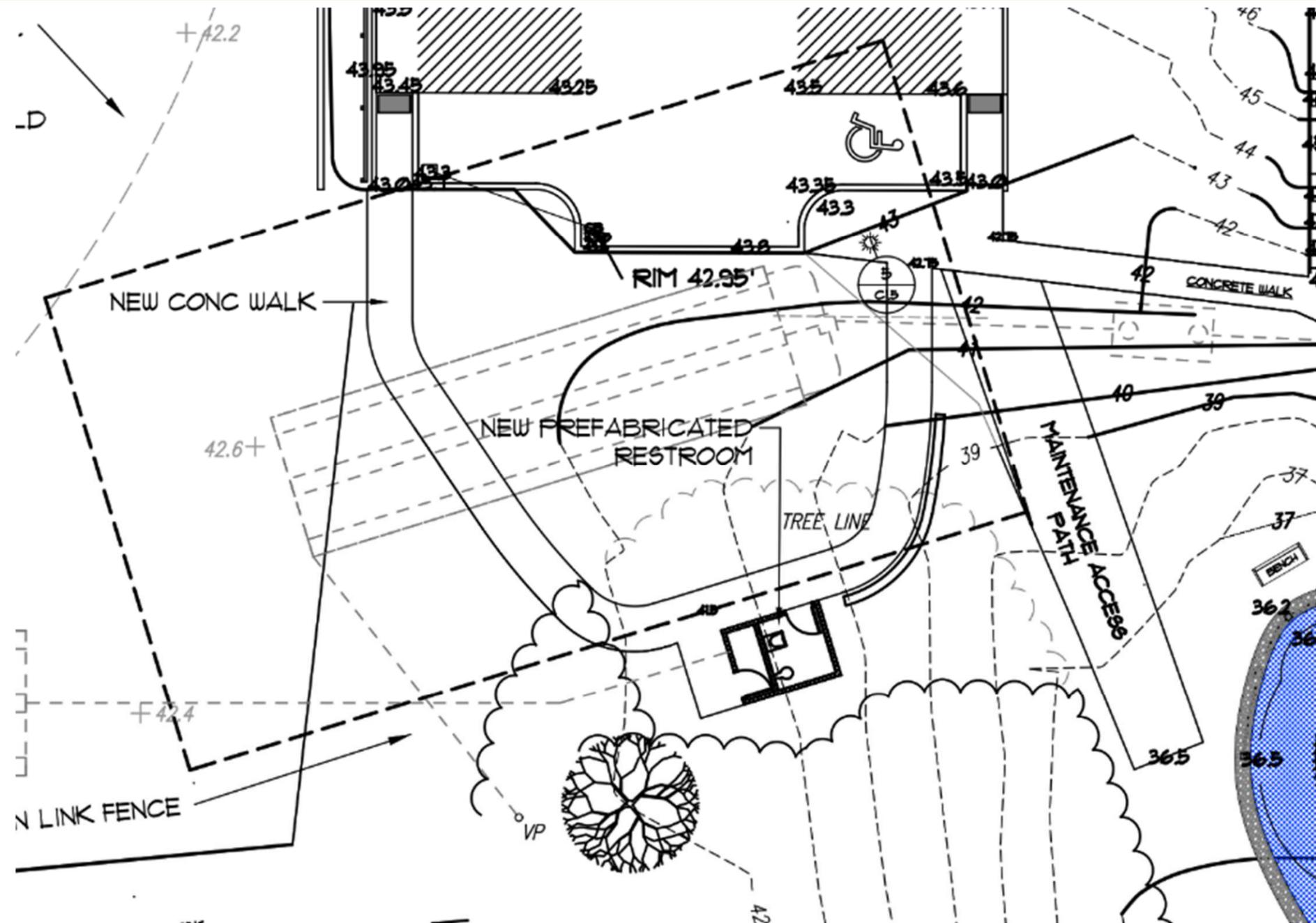


New prefabricated restroom located outside limits of the existing leaching field.

New septic system

Utility connection (electric)

Sidewalk access



Town of Barnstable, Department of Public Works



Centerville Recreation Ballfield

Restroom - Prefabricated Options - \$250,000



STANDARD CMU FINISHES



CMU PRECISION PAINTED



CMU SPLIT FACE PAINTED



CMU COMBO FINISH



CMU COLOR BAND



NATURAL GRAY PRECISION



NATURAL HAZELNUT SF



NATURAL KHAKI SF



CMU w/GRAFFITI COATING

FLEXIBLE EXTERIOR ADD-ON WALL FINISHES



CUSTOM CMU COLORS



STUCCO



LEDGE STONE WAINSCOT



RIVER ROCK WAINSCOT



LAP SIDING



BOARD & BATTEN



BRICK WAINSCOT



SCORED PAINTED CMU

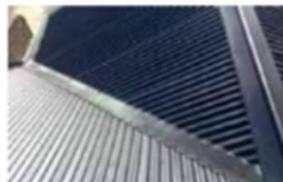
ROOF OPTIONS



STANDING SEAM METAL



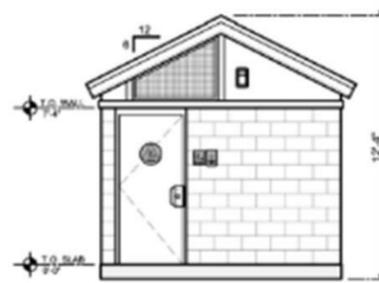
SHINGLES



CORRUGATED METAL

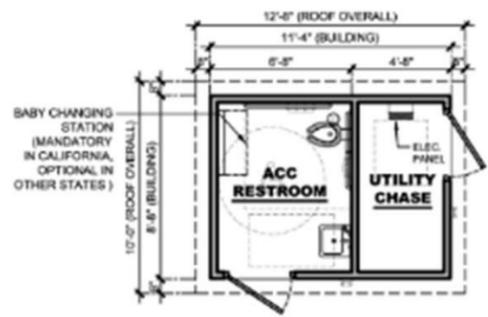


TILE



ELEVATION

SCALE: 1/8"=1'0"



FLOOR PLAN

SCALE: 1/8"=1'0"

NOTE: STAINLESS FIXTURES

BABY CHANGING STATION (MANDATORY IN CALIFORNIA, OPTIONAL IN OTHER STATES)

NOTE: DOOR PICTOGRAM (MANDATORY IN CALIFORNIA) OPTIONAL IN OTHER STATES



PERSPECTIVE (FINISHES SUBJECT TO CHANGE) RESTROOM BUILDING

PS-011 PLAYGROUND SERIES

45 USERS/HR.



Building Better Places To Go

www.PublicRestroomCompany.com 2557 BUSINESS PARKWAY MANDEN NEVADA 89423 P: 866.886.2060 F: 866.886.1448

BUYBOARD 2019

Town of Barnstable, Department of Public Works



Centerville Recreation Ballfield

Restroom - Prefabricated Options - \$300,000



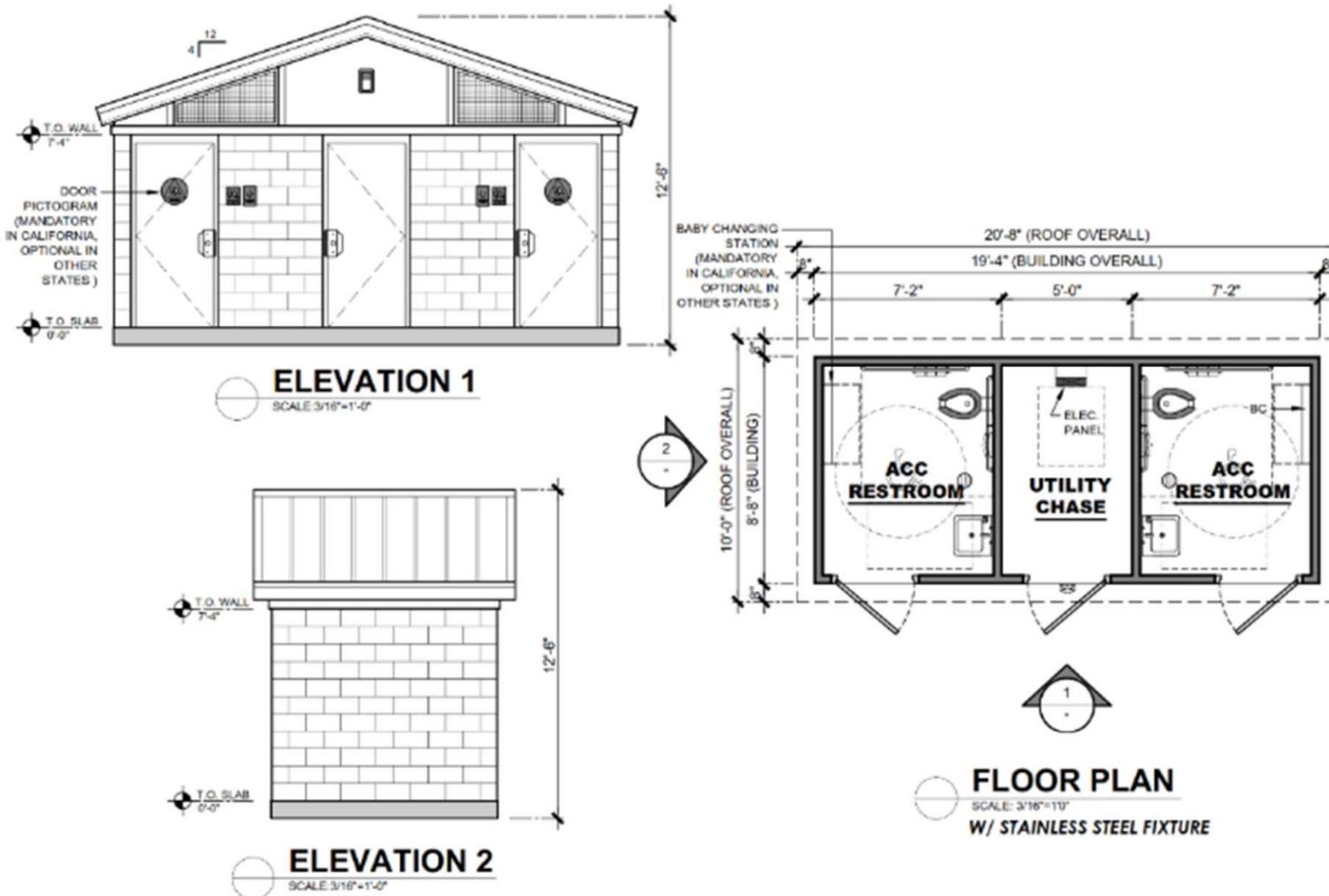
STANDARD CMU FINISHES



FLEXIBLE EXTERIOR ADD-ON WALL FINISHES



ROOF OPTIONS



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		PROJECT:	PS-022 CITY, STATE	-	-	-
				PROJECT #:	START DATE:	MAX. PERSON / HOUR:
				-	-	90 S



Centerville Recreation Ballfield Budget



Expenses

Expenses			
Hard Costs			
Ball field Improvements			\$ 313,659
Restroom - Prefabricated			\$ 250,000
Septic System			\$ 40,000
Sidewalk - Concrete	130	\$ 60	\$ 7,800
Walkway Retaining Wall	26	\$ 150	\$ 3,900
General Conditions		10%	\$ 61,536
Insurance		1%	\$ 6,154
Bonds		1%	\$ 6,154
Overhead & Profit		5%	\$ 30,768
Escalation		4.0%	\$ 24,614
Design Contingency		5%	\$ 30,768
Base Bid Total			\$ 775,352
Soft Costs			
A/E Fee		10%	\$ 77,535
Exploratory Testing - Borings			\$ 2,000
Advertising - Cape Cod Times			\$ 500
Owner's Project Manager			
OPM Salaries FY 23		5%	\$ 38,768
Owner's Project Contingency LS		10%	\$ 36,515
Total Soft Costs			\$ 155,318
Total Hard & Soft Costs			\$ 930,670
Total Funds Available			\$ -
Remaining Funds			\$ (930,670)

Division 1: General Requirements	Measure	Cost		
Temporary Facilities	6	\$ 200.00	Month	\$ 1,200
Demolition - General	0	\$ 5,000.00	Unit	\$ -
Demolition - Slab Cutting	0	\$ 15.00	Lf	
Hazmat	0	\$ 10,000.00	Unit	\$ -
Sub-Total				\$ 1,200
Division 2 - Site Work				
Structural Fill	0	\$ 45.00	CY	\$ -
Site Clearing	1	\$ 5,000.00	Ea	\$ 5,000
Sidewalks	0	\$ 100.00	Lf	\$ -
Curbing	0	\$ 100.00	Lf	\$ -
Paving	0	\$ 50.00	Sf	\$ -
Landscaping	6	\$ 500.00	Ea	\$ 3,000
4' High Chain Link Fence	500	\$ 80.00	Lf	\$ 40,000
8' High Chain Link Fence	0	\$ 120.00	LF	\$ -
4' Chain Link Gate	8	\$ 1,500.00	Ea	\$ 12,000
Infield mix	3.7	\$ 100.00	Tons	\$ 370
Portable pitchers mound	1	\$ 2,500.00	Ea	\$ 2,500
Poured In Place Concrete Slab	1	\$ 2,000.00	LS	\$ 2,000
Temporary Fence		\$ 7.00	Lf	\$ -
Unsuitable Soil Excavation	283	\$ 75.00	CY	\$ 21,225
Cedar Wood Fence	0	\$ 100.00	LF	\$ -
Temporary Tree Protection	10	\$ 100.00	Ea	\$ 1,000
Common Fill Base	1000	\$ 20.00	CY	\$ 20,000
Dense Grade		\$ 25.00	CY	\$ -
Mound Clay	50	\$ 40.00	BAG	\$ 2,000
Silt fence	515	\$ 6.00	LF	\$ 3,090
Silt Sock	515	\$ 9.00	LF	\$ 4,635
Signage	1	\$ 3,000.00	Ea	\$ 3,000
Top Soil	140	\$ 40.00	CY	\$ 5,600
Drywell	2	\$ 1,400.00	Ea	\$ 2,800
Sod	2777	\$ 7.00	SY	\$ 19,439
Wood guardrail	83	\$ 100.00	LF	\$ 8,300
Backstop	1	\$ 30,000.00	Ea	\$ 30,000
Metal Benches	2	\$ 3,000.00	Ea	\$ 6,000
Shed	1	\$ 10,000.00	Ea	\$ 10,000
Irrigation System zones	7	\$ 6,500.00	Ea	\$ 45,500
Irrigation Water Connection	1	\$ 15,000.00	Ea	\$ 15,000
Retaining Wall	1000	\$ 50.00	SF	\$ 50,000
Sub-Total				\$ 312,459



Hyannis Armory Exterior Restoration Questions



Town of Barnstable, Department of Public Works



The Town of Barnstable

Affordable Housing Growth & Development
Trust Fund Board

367 Main Street, Hyannis MA 02601 www.town.barnstable.ma.us

Mark S. Ells, Chair

November 14, 2025

Lindsey Counsell, Chair
Community Preservation Committee
367 Main Street
Hyannis, MA 02601

RE: Report on the Affordable Housing/Growth & Development Trust Fund's Activities
Relating to the Award of Community Preservation Funds for End of Fiscal Year 2025

Dear Mr. Counsell:

On behalf of the Affordable Housing/Growth & Development Trust Fund Board (the "Trust"), I am submitting the following report regarding the Trust's activities. Although the Declaration of Trust establishing the Trust indicates that reports shall be submitted quarterly. On May 5, 2023, the Trust's Board voted that to align with current fiscal cycles, it would be more effective for written reports to be made semiannually, at the close of each Fiscal Year and again at the close of each Calendar Year, instead of quarterly. The Declaration of Trust will be amended to reflect this change.

Amended Rules & Regulations and Outreach

In December of 2024, in response to an application for funding to support a "Commonwealth Builder" (CWB) middle-income, ownership project in Hyannis, the Trust Board voted to formally amend its Rules and Regulations to acknowledge this unique State program that supports affordable housing for first time home buyers, and to allow for the submission of applications for so-called Commonwealth Builder projects on a case by case basis.

The Commonwealth Builder program is a State-sponsored program funded through the Massachusetts Housing Financing Agency (MassHousing) that is uniquely authorized in certain "Gateway Communities" within Massachusetts, including Barnstable, to fund the construction of new ownership units that are deed-restricted for affordability to middle income buyers and also have an shared equity incentive if there is a future sale of the unit after fifteen (15) years. The program further authorizes for the income-eligible owners to access a greater amount of wealth-building equity through the concept of home ownership. The deed-restrictions that run with the property have shorter sunset terms, so that owners can borrow against their home's value earlier and at a greater percentage of value while they still own the unit, as opposed to feeling forced to sell. The Commonwealth Builder program is intended to address both supply-side

Barnstable Community Preservation Committee
RE: AHGDT Report- approved 11/14/25

(middle-income ownership housing production) and demand-side (earlier access by income-eligible buyers to wealth building home equity) programmatic goals.

Barnstable is the only municipality on the Cape that is designated as a Gateway Community. Home purchase prices in Gateway Communities typically exceed even moderate-income earners' abilities to buy and there is a persistent shortage of "starter-home" inventory. The program is uniquely tailored to increase wealth-building opportunity for households earning between 80% and 120% of Area Median Income, who are typically not eligible for public assistance programs, and could not typically access the equity growing through value appreciation in a deed-restricted unit. The Trust viewed this type of program as another potential tool that is designed specifically for communities where residential real estate values are rising quicker than average local wages and ownership opportunities are non-existent for middle-income households.

While the Trust has not targeted any of its marketing to solicit CWB program projects, the Trust's Notice of Funding Availability (NOFA) was updated, effective May 31, 2024, to acknowledge the program as an option, and it is anticipated that new applications may identify additional sites for middle-income CWB ownership units.

Currently, Town and Trust staff outreach specifically to developers that have already secured a local project site and are applying for permits. This strategy has resulted in better understanding of constraints, and matching of funding opportunities to local field conditions.

The Trust expects to further align programming and outreach activities with adjusted Town-wide goals for targeted scale, scope, and type consistent with updates to both the Town's updated Local Comprehensive Plan and its Housing Production Plan.

To date, the analysis of newer housing and demographic data bears out continued growing unmet demand for housing production, as well as foundational changes in the valuation, ownership, and market for residential property. While Trust applicant inquiries continue to come, local developers continue to remain shy of accessing public funds as well as their abilities to adequately manage compliance requirements of permanent deed-restrictions. It has become evident that the Trust will need to establish different outreach strategies if our goal is to adequately incentivize private developers to produce lower priced housing options. Specific targeting strategies have not been finalized at this time.

Supply-Side Subsidy Progress – Development of Units

During 2023, the Town's Planning & Development Department has made great progress implementing special updated zoning and tax incentives to encourage new housing development. Since implementation, these local initiatives have been successful in stimulating market-rate multi-family development, with 460 occupancy permits issued in 2023 for completed new multi-family housing units. 49 of those units are deed restricted for affordability.

Since 2023, occupancy certificates have been issued for 54 additional units, with 4 of those restricted for Affordability for households of 80% or less of Area Median Income (AMI) and 3 of them restricted to up to 100% AMI. Units affordable to households of 80% AMI or less will be included in the Town's State Subsidized Housing Inventory (SHI).

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Currently, 353 new multi-family units are under construction, 75 of which will be deed-restricted for affordability. 35 of those will protect affordability for households of 80% or less of AMI, and 40 will be restricted for households of up to 100% AMI. 216 more units have been permitted, with 38 of those proposed to be deed-restricted as Affordable to households of 80% or less of AMI. 128 more units are in the process of being permitted, with 11 of those to be deed-restricted for households of 80% or less of AMI.

Given anticipated construction timelines of three (3) years, the Trust is turning its more immediate attention to subsidizing demand-side housing-consumer programmatic opportunities, which will connect subsidies and services to people in need more quickly, and allow for quicker intervention to preserve and stabilize existing housing.

Demand-Side Subsidy Options – Partnering to Expand Renter & Buyer Programs

The Trust Board continues to explore potential strategies to subsidize affordability to “consumers” of housing (buyers and renters), but has determined that without advance identification of reliable, continued, funding sources, one-time aid programs do not produce sustainable outcomes. The Trust Board has been hesitant to commit to programs that would not effectively preserve longer-term affordability.

This year the Trust Board saw the unique opportunity to designate a portion of the annual WS Landing lease payment to the Trust to establish a reserve account that will accrue over the next 10 years to be available to provide buy-down subsidies to maintain the Affordability of future CWB home-ownership units, that will be re-sold to subsequent income-eligible buyers. This reserve account will accrue during the original CWB buyers’ initial 15-year tenure and be available as gap-funding for the following income-eligible buyers, if the resale price exceeds those buyers’ ability to pay. In return for the price “buy-down”, the subsequent buyers would execute a new deed restriction to preserve the Affordability of the unit for the next future income-eligible buyers.

Examples of potential consumer-focused programs might be subsidy assistance to income-eligible renters, or landlords and property owners, who would be willing to place deed restrictions on future rents and/or sale prices, in return for loans or capital subsidies. The Trust Board and Town staff continue to outreach to local and regional housing service professionals and property owners to encourage re-investment in existing housing stock and renovation and repurposing of vacant developed properties. In terms of programming, the Town staff have begun exploring partnerships to enhance local management capacity to expand existing Rental Assistance Programs.

Community Preservation Funds Expended During Fiscal Year 2025:

Administrative/Professional Support and Filing Fees:

\$60,095.54 was expended for contracted administrative support services. \$4,745.25 was expended for contracted Special Counsel legal support services, and \$370.37 was expended for other administrative expenses.

Projects:

CCR Holding, LLC, for Linnel Landing at 50 Yarmouth Road

\$330,000 was expended toward the Trust's \$500,000 grant to CCR Holdings LLC, to subsidize the development and deed-restriction of five (5) of the fifteen (15) apartments at Linnell Landing Apartments. One (2) Inclusionary units (65% AMI), One (1) Affordable unit (80%AMI) and two (2) Community Housing units (100% AMI) have been successfully lottery-marketed to income-eligible tenants in May of 2025. A balance of \$150,000 has been retained pending certification from the State EOHLC of acceptance of the Affordable units in the town's Subsidized Housing Inventory. An additional \$20,000 is retained pending future lottery re-leasing of the three (3) occupied renovated units (within the original 1870s historic structure on the property) to subsequent income-eligible tenants from a standing wait list.

Pending Expenditures:

Friends Or Relatives With Autism Related Disorders (FORWARD) Phase 2

In 2019, the Town allocated \$120,000 of CPA funding toward FORWARD at the Rock's regional communal project at 151 Hokum Rock Road, in Dennis. FORWARD stands for Friends or Relatives with Autism Related Disorder. The original project created eight (8) bedrooms for four (4) men and four (4) women in a group home, specifically so that adults over 22 years of age (including seniors) with Autism could live independently, through Massachusetts Department of Developmental Services case management and the provision of tailored supportive services from Cape Abilities of Cape Cod and Kennedy Donovan Center.

On February 3, 2023, the Trust Board voted to award conditional commitment of up to \$375,000 towards "FORWARD at the Rock, Phase 2", also in the Town of Dennis, on the property adjacent to the Phase 1 Duplex at 131 Hokum Rock Road. The second phase will include the addition of eight (8) one-bedroom case-managed independent living apartments, and this new award is for the expansion of a successful regional housing initiative, specifically for income-eligible adult clients of the Massachusetts Department of Developmental Services, who can live independently, with project-based vouchers for structured support.

FORWARD has once again received Community Preservation Act funding awards from multiple Towns. Phase 2 commitments include \$120,000 from Brewster, \$75,000 from Bourne, \$685,000 from Dennis, \$180,000 from Yarmouth, \$43,500 from Sandwich, and now \$375,000 from Barnstable.

The Trust issued a reimbursable grant agreement and is awaiting final documents from the state, consistent with all funding source agency requirements. As a reimbursable grant, the Trust's \$375,000 in funding will not be released until all units are completed, occupied, and certified by the state as compliant with all the various funding sources that have contributed toward the project.

Bread & Roses Pre-Development Reimbursable Grant

On September 8, 2023, the Trust Board voted to award to Olibelle Properties, Inc. reimbursable pre-development funding for the cost of professional services required to explore the feasibility of deed-restricting apartments that will be created through the renovation of the 2nd floor of the mixed-use property at 298-302 Main Street. Based on pre-construction cost estimates, the applicant anticipates permanently restricting two (2) units, at least one of which is expected to be affordable to a household of 60% AMI.

Funding for this project remains committed pending finalization of the grant documents.

Winn Development Harbor Vue: Redevelopment and New Construction

On May 3, 2024, Winn Development presented an application for \$2,000,000 for the redevelopment of the vacant TD Bank building at 307 Main Street, at the intersection of Old Colony Road and Main Street, in Hyannis. The original project proposed 120 units of studio, 1-, 2-, and 3-bedroom apartments, 45 of which would be deed restricted for affordability to households of 60% or less of AMI, 16 of which would be assigned Project-Based Vouchers, 16 of which would be assigned MA Rental Vouchers, 32 of which would be community housing (restricted to households of up to 120% AMI), and 9 of which would have market-rate rents.

The Trust received a total of 22 comments from the public related to the application, the majority of which opposed to the size of the project and the number of units that would be reserved for lower income households. Further exploration and negotiation produced a Local Initiative Program (LIP) alternative for a total of 30 of the 120 units (or 25%) to be permanently deed restricted. In accordance with the Town's Inclusionary Zoning Ordinance, 12 of the 30 units would be affordable to households of no more 65% AMI, The applicant proposed that consistent with Low Income Housing Tax Credit (LIHTC) requirements the inclusionary units would be affordable to households of 60% AMI and 18 units would be deed restricted as affordable to households of 80% AMI. As a LIP/LIHTC project, all 120 units, including the community/workforce units (affordable to 120% AMI households), would be eligible for inclusion in the Town's Subsidized Housing Inventory. The Trust Board voted unanimously at their June 3, 2024 meeting to offer a reimbursable grant of \$2,000,000.

Because this project has been accepted by the state for funding through the Low-Income Housing Tax Credit (LIHTC) program, the applicants have requested that the Trust subsidy be processed as local matching in the form of a 0% interest, forgivable, long-term loan. The Trust's Special Counsel will work with the Town's Legal Department to produce compliant legal instruments to accomplish this.

Bratt LLC, The Flats at 199 Barnstable Road – Redevelopment and New Construction

The Trust Board voted in July of 2024 to award this project \$600,000. In July of 2025, the project proponent for this project indicated that he has been awarded funding through Mass Development and he **intends to withdraw his application**. The project is under construction and expected to yield 5 (of its 45 new) one-bedroom rental units as Inclusionary Housing, affordable

Barnstable Community Preservation Committee
RE: AHGDT Report- approved 11/14/25

to renters at 65% AMI. If that occurs, the \$600,000 grant awarded to this project will become available for other appropriation.

268 Stevens Housing LLC/Housing Assistance Corporation, Commonwealth Builder condominiums at 268 Stevens Street - Redevelopment and New Construction

In November of 2024, Housing Assistance Corporation applied for \$1,000,000 to subsidize the redevelopment of the vacant lot at 268 Stevens Street, Hyannis, for up to 50 condominium ownership units within a single 3-story building with on-site parking via the State's Commonwealth Builders (CWB) program with additional support through County ARPA and State MassWorks funding. The Trust Board voted to support the project, pending Special Counsel's ability to work with the Executive Office of Housing and Livable Communities (EOHLC) and the Community Preservation Act (CPA) Committee to ensure that legal instruments reflect compliance with all CPA funding requirements. This development, as amended, will provide 31 (of the proposed 50) homes at 100% AMI and 15 homes at 120% AMI is expected to yield a total of 46 deed-restricted ownership units with prices (plus costs, to buyers) that will remain affordable to buyers of no more than 120% AMI for 30 years, with Rights of First Refusal to run with future re-sales. Five (5) additional units will be for sale at market prices.

Spartan Cleaners Realty, LLC (Tammy & Joshua Barros) at 242 Barnstable Road- Redevelopment and New Construction

In November of 2024, the Trust Board voted to award a \$400,000 reimbursable grant towards the redevelopment of an under-utilized commercial building at 242 Barnstable Rd., Hyannis, as 46 mixed-income residential rental apartments, using GreenStax Modular building components to construct two 3-story buildings. Barnstable's local Inclusionary Ordinance would require that 5 of the units be permanently deed restricted for Affordability to occupants of no more than 65% AMI. The applicants are proposing 4 additional units (for a total of 9 deed restricted units of 46) to be deed-restricted to occupants earning not more than 100% AMI. Applicants are seeking funding and reviewing Trust legal instruments, but have not presented proposed marketing/monitoring contracts or provided signed legal instruments yet.

New Funding Commitments 2nd ½ of Fiscal Year 2025 (January 1, 2025-June 30, 2025):

Copacabana Realty. LLC (Carlos Barbosa) at 11 Potter Avenue –Redevelopment

In February of 2025, the Trust Board voted to award a reimbursable grant of \$450,000 towards the redevelopment of the commercial building at this site for 4 new residential apartments. This project did not trigger any mandatory inclusionary component, but the owner/builder has voluntarily agreed to permanently deed-restrict 3 of the apartments to remain affordable to renters earning up to 80% AMI. The construction includes new roof-top solar to offset electrical costs to renters. This project is already under construction and the Town has applied for State approval to include the 3 Local Action Units (LAU) in the Town's Subsidized Housing Inventory (SHI). Housing Assistance Corporation (HAC) has been contracted to market and monitor the apartments.

Barnstable Community Preservation Committee
RE: AHGDT Report- approved 11/14/25

Use of Town-Owned Parcel for the Development of Affordable Housing

On November 17, 2022, the Town Council, in Item No. 2023-062, authorized the investigation into the disposition of the Town's interests in the 0.85-acre parcel located at 164 Route 149, Marstons Mills for the creation of affordable housing. In collaboration with the Planning & Development Office and the Asset Management Division the Town Manager released a Request for Proposals, seeking qualified housing developers to submit proposals for the creation of housing for income-eligible owner-purchase, in accordance with MGL Chapter 30B.

On October 13, 2023, the Town received one responsive proposal which resulted in the December 7, 2023, Town Council vote to transfer the parcel to Habitat for Humanity of Cape Code for \$10, with conditions that Habitat develop up to two (2) single family homes. These two homes will be permanently deed restricted to remain affordable to individuals or households at or below 80% of the Area Median Income and will qualify for inclusion in the Town's Subsidized Housing Inventory (SHI).

While no Trust funds have yet been expended on this project, it is anticipated that Habitat for Humanity may apply to the Trust for funding to supplement their pre-development or development budget.

The Trust staff is available to appear before the Community Preservation Committee to answer any questions that you may have regarding this report, or if committee members have additional concepts or ideas you wish to suggest or explore for greater Community Housing benefits or outcomes. Thank you.

Sincerely,

Mark S. Ells, Trust Chair

w/Balance Sheet

cc: Town Council
Housing Committee

Affordable Housing Growth & Development Trust Fund
Statement of Financial Position
As of June 30, 2025

	Economic Development	Affordable Housing	CPC Funded Affordable Housing	Total
Balance forward from FY24	\$ 98,779.52	\$ 89,138.67	\$ 6,259,035.28	\$ 6,446,953.47
Revenue:				
Investment income	3,304.08	5,049.95	168,698.64	177,052.67
WS Landing		75,000.00		75,000.00
Total	3,304.08	80,049.95	168,698.64	252,052.67
Expenses:				
Staff support		60,095.54		60,095.54
Legal		4,745.25		4,745.25
Other		370.37		370.37
Linnel Landing - 50 Yarmouth Rd			330,000.00	330,000.00
Total	-	65,211.16	330,000.00	395,211.16
Commitments:				
Buyback/buydown program		50,000.00		50,000.00
Linnel Landing - 50 Yarmouth Rd			170,000.00	170,000.00
Spartan Cleaners - 242 Barnstable Rd			500,000.00	500,000.00
Harbor Vue - 307 Main St Hyannis			2,000,000.00	2,000,000.00
Housing Assistance Corporation - 268 Stevens St			1,000,000.00	1,000,000.00
FORWARD - Phase II (contingent)			375,000.00	375,000.00
Bratt LLC			600,000.00	600,000.00
Pre-development 302 Main St. Hyannis (Bread & Roses)			50,000.00	50,000.00
Copacabana			450,000.00	450,000.00
Total	-	50,000.00	5,145,000.00	5,195,000.00
Balance available as of May 31, 2025	\$ 102,083.60	\$ 53,977.46	\$ 952,733.92	\$ 1,108,794.98

Letter of Support from Community Preservation Members RE: Recreation Bond

To our community partners,

During regularly scheduled meetings, the Town of Barnstable Community Preservation Committee has discussed on a number of occasions the possibility of pursuing a bond for recreation purposes.

The Committee is unanimous in its support of pursuing a Recreation Bond with the stated goal of building playgrounds in the Town of Barnstable as well as creating public green space in the greater Downtown Hyannis area. These discussions highlighted both the urgent need for new and updated playgrounds town-wide and the need for additional public green space in the downtown area, while also recognizing the opportunity for meaningful taxpayer savings by pursuing coordinated design and construction at scale rather than on a piecemeal basis.

The process of initiating a Recreation Bond through the Community Preservation Committee is a funding tool that requires coordination between many stakeholders, including but not limited to:

- Planning & Development
- Community Services
- Finance
- Legal
- Open Space Committee
- Recreation Commission
- Town Manager Office
- Town Council

As a Committee, we recognize the opportunity to make meaningful, positive change to the quality of life for our residents and visitors. For families with children, extended family members and caregivers, playgrounds are a place for youngsters to connect and are often the first setting where these children experience independence, friendships, and a sense of belonging in their community. This initiative represents a unique opportunity for the Committee, Town staff, and Town Council to work together to create lasting public spaces that will serve generations of Barnstable families and stand as a legacy of thoughtful, community-centric investment in our town.

We, the members of the Town of Barnstable Community Preservation Committee, hereby authorize the Chair and Vice Chair to begin preliminary discussions with all related stakeholders and to report back to the Committee. We propose a standing agenda item for "Recreation Bond Update" at each meeting in order for the Committee to receive updates on the progress and engage in discussion to that end.

Lindsey Counsell

Stephen Robichaud

Tom Lee

Deborah Converse

Farley Lewis

Terry Duenas

Katherine Garofoli

Barbara Debiase