

TOWN OF BARNSTABLE

NOTICE OF MEETINGS OF TOWN DEPARTMENTS AND ALL TOWN BOARDS
As Required by Chapter 28 of the Acts of 2009, amending MGL Chapter 30A

NAME OF PUBLIC BODY – COMMITTEE, BOARD OR COMMISSION:

REGULAR MEETING AGENDA **COMMUNITY PRESERVATION COMMITTEE**

DATE OF MEETING: JUNE 15, 2026

2026 JUN 11 PM 1:33

TIME: 5:30 P.M.

BARNSTABLE TOWN CLERK

PLACE: JAMES H. CROCKER JR. HEARING ROOM, 2ND FLOOR
367 MAIN STREET, HYANNIS, MA

Call to Order: Introduction of Community Preservation Committee Members

Notice of Recording: 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.

Steve Robichaud - Message of appreciation regarding Chair Lindsey Counsell and Terry Duenas many years of service to the Town of Barnstable.

Minutes:

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

Letters of Intent:

None received.

Applications:

None received.

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.

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% 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 (see correspondence received).
- 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 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; plan for reorientation of the ball field is 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.

Member Discussion:

- 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.
- Discussion and date for the Annual CPC Meeting.
- Format for the July 20, 2026, CPC meeting.
- Election of Community Preservation Committee Officers for FY 2027, to be effective July 1, 2026.

Public Comment:

Adjournment:

Next Regular CPC Meeting Scheduled July 20, 2026

Meeting materials for the June 15, 2026 Regular CPC meeting are available at:

<https://www.townofbarnstable.us/boardscommittees/communitypreservationcommittee/> prior to the meeting.

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, April 27, 2026
DRAFT Regular Meeting Minutes
5:30 PM

Lindsey Counsell – Chair	Present
Stephen Robichaud -Vice Chair	Present
Katherine Garofoli- Clerk	Present at 5:35 p.m.
Deborah Converse	Absent
Tom Lee	Present
Farley Lewis	Present
Terry Duenas	Present
Tony Lapolla	Present

Call to Order:

Notice of Recording: With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and read: “Please note that tonight’s meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone else is recording this meeting and to please make their presence known.” No one present was recording the meeting.

ROLL CALL: Terry Duenas (present), Stephen Robichaud (present), Tony Lapolla (present), Farley Lewis (present), Tom Lee (present) and Lindsey Counsell (present).

Chair Counsell and other committee members welcomed Mr. Tony Lapolla, Recreation Representative on the Community Preservation Committee. Mr. Lapolla said he is the Vice Chairman of the Recreation Committee and has served on that committee for 3 years.

Chair Counsell announced the passing of Marylou Fair, Paralegal in the Town Attorney’s Office noting that it is a great loss to the Town of Barnstable and the CPC.

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from March 16, 2026.

The motion of Tom Lee was seconded by Katherine Garofoli to approve the meeting minutes as submitted.

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

Letters of Intent:

- None received.

Applications

- None received.

Correspondence Received

- Letter from John Julius dated April 5, 2026, regarding concern for the potential provision of Regional CPA funding for homeless shelter at 460 West Main Street, Hyannis, MA.
 - Chair Counsel noted that the CPC and the Trust have not received a request for funding for this project. Some of the points in the letter were of interest.
- Email from the Historical Society of Santuit and Cotuit requesting the Community Preservation Committee support and refer to the Town Council the reappropriation of \$10,000 in CPA funds remaining from previous CPC HVAC grant to provide funding for roofing and shingles on the Icehouse building. There is an existing preservation restriction that includes the entire Dottridge Homestead site.
 - The representative from the Historical Society of Santuit and Cotuit explained that the overage is a result of overestimates for the HVAC system installation and the plumbing estimate for removal of the bathroom and restoration back to original use as a buttry.

The motion of Chair Counsell was seconded by Katherine Garofoli to recommend to the Town Counsel the reallocation of \$10,000 in funds remaining from the previous CPC grant to the Historical Society of Santuit and Cotuit for a new roof and shingles on the Rothwell Icehouse.

Roll Call Vote: Tom Lee (yes), Terry Duenas (yes), Farley Lewis (yes), Katherine Garofoli (yes), Tony Lapolla (yes), Steve Robichaud (yes), and Lindsey Counsell. Motion carried.

- Invitation from Barnstable Land Trust for Highground's Ribbon Cutting Ceremony on April 30, 2026. Chair Counsell noted that BLT is looking for an RSVP if you plan to attend.

Project Updates: The following updates were provided by Chair Counsell

- Town of Barnstable media release announcing that the 30 new hiking trail signs supported by CPA funding have been installed by the DPW.
- An application is anticipated to be received from Sturgis Library for the May 18, 2026, CPC meeting.
- Discussions are scheduled to be held this Friday about the comprehensive recreation bond for the Town's playgrounds and parks.
- The Department of Public Works' Letter of Intent for the JFK Memorial Park restoration and the Application for the Osterville Recreation Comfort Station are on hold until discussions regarding the feasibility of a comprehensive recreation bond are held. These projects may be considered to be a part of that bond. Standardized comfort stations for recreation areas will be also discussed.
- The Application from the Department of Public Works for CPA funds to create a new Centerville Recreation Ballfield has been referred to the Town Council for public hearing.

- The Mill Pond Conservation Restriction Application for CPA funding was approved by Town Council on November 20, 2025. The draft Conservation Restriction is now moving through the negotiation process and is presently with the State for review as to what dredging will be allowed.
- A plan for the Conservation Restriction area for 230 Old Colony Road has been completed and waiting for approval from the Town Surveyor and will subsequently go to the Planning Board for subdivision approval and lastly Town Council approval, a Conservation Restriction for the area will be granted to Barnstable Land Trust.
- The consultant has submitted a final draft preservation restriction for the South Congregational Church Burial Ground to Massachusetts Historical Commission and is awaiting approval.

Member Discussion:

- Suggestions for CPC Website Updates
 - Chair Counsel noted that the lengthy timeline for approval of historic preservation restrictions needs to somehow be highlighted.
- Katherine Garofoli noted that the State is instituting an online portal where CRs can be submitted to their agency. The Dept of Conservation services indicates that the turnaround time will be between 6 to 9 months. Chair Counsell noted that there will also need to be a baseline survey report for every project to ensure there is no encroachments etc in the CR. Katherine confirmed that the portal is not up and running yet and noted that the CR reviewers are aware that there are CRs that need immediate assistance because of grant funding and they try to prioritize those.
- Format for May 18, 2026, Meeting.
 - It was decided that the May 18, 2026, meeting would be held remotely and the June 15, 2026, meeting would be held in person.

Public Comment:

None.

Adjournment:

The motion of Tom Lee was seconded by Steve Robichaud to adjourn the meeting.

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

***The Next CPC Regular Meeting is scheduled to be held remotely
May 18, 2026, 5:30 p.m.***

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

Exhibit 1 –CPC Regular Meeting Agenda, April 27, 2026.

Exhibit 2 – Draft Regular Meeting Minutes – March 16, 2026.

Exhibit 3 – Letter from John Julius regarding 460 W. Main Street, Hyannis

Exhibit 4 – Email from the Historical Society of Santuit and Cotuit requesting reallocation of \$10k of grant funds remaining to restore the Rothwell Icehouse.

Exhibit 5 – Invitation from Barnstable Land Trust for ribbon cutting ceremony at the Highground property.

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

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

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

**COMMUNITY PRESERVATION FUND
ACTIVE APPROPRIATION LIST
MAY 19, 2026**

TOWN COUNCIL ORDER	PROJECT DESCRIPTION	BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
2014-010	LAND ACQUISITION-HYANNIS	50,000.00	-	-	50,000.00	0.0%
2015-153	TOWN HALL RENOVATIONS	185,000.00	97,403.62	-	87,596.38	52.7%
2018-009	CENTERVILLE REC BLDG RESTORATION	163,800.00	109,463.09	-	54,336.91	66.8%
2021-187	BARN HISTORICAL SOCIETY	89,950.00	65,118.00	-	24,832.00	72.4%
2022-003	CENTERVILLE REC PLAYGROUND	816,793.00	509,372.90	304,088.69	3,331.41	99.6%
2022-004	BARNSTABLE HOLLOW FIELD	125,000.00	-	-	125,000.00	0.0%
2022-035	STURGIS LIBRARY RESTORATION	165,000.00	161,489.63	-	3,510.37	97.9%
2023-064	ZION UNION MUSEUM RESTORATION	1,337,890.00	55,860.00	-	1,282,030.00	4.2%
2023-142	CC RAIL TRAIL PHASE 3	195,000.00	163,753.38	30,996.86	249.76	99.9%
2023-143	CC RAIL TRAIL PHASE 4	300,000.00	-	-	300,000.00	0.0%
2023-147	OSTERVILLE PLAYGROUND EQUIPMENT	1,362,962.00	141,612.64	422,322.50	799,026.86	41.4%
2024-083	COMM WATER LAND EVALUATION	100,000.00	1,900.00	-	98,100.00	1.9%
2025-032	PHASE II DOTTRIDGE HOMES	33,000.00	14,648.58	4,529.62	13,821.80	58.1%
2025-065	RESTORE GRAVESTONES-UNIV	164,000.00	122,750.00	-	41,250.00	74.8%
2025-066	UPDATING TOB OPEN SPACE/ 564 MAIN ST-CONSERV REST	50,000.00	49,950.00	-	50.00	99.9%
2025-147	WEST BARN RR DEPOT	100,000.00	100,000.00	-	-	100.0%
2025-182	30-31 CROCKERS NECK-CONS	978,000.00	-	-	978,000.00	0.0%
2025-183	HYANNIS ARMORY RESTORATI	1,350,000.00	-	-	1,350,000.00	0.0%
2025-184	30-31 CROCKERS NECK-CONS	2,900,000.00	23,322.53	71,100.00	2,805,577.47	3.3%
2026-021	COTUIT MEMORIAL PARK	520,434.00	-	-	520,434.00	0.0%
2026-043	ACQUIRING CR-301 PARKER	307,500.00	307,500.00	-	-	100.0%
2026-048	OSTERVILLE PLAYGROUND	704,155.00	-	-	704,155.00	0.0%
2026-055	ACQUIRING CR - 3640 FALM	600,000.00	-	-	600,000.00	0.0%
2026-074	HIKING TRAIL SIGNS	4,200.00	4,200.00	-	-	100.0%
	Total	12,602,684.00	1,928,344.37	833,037.67	9,841,301.96	21.9%

Swiniarski, Ellen

From: Stephen Robichaud <stevehyannispb@gmail.com>
Sent: Friday, June 5, 2026 11:10 AM
To: Lindsey Counsell
Cc: Ells, Mark; Clyburn, Andy; Milne, Mark; Kupfer, James; Swiniarski, Ellen
Subject: Re: CPC letter regarding project for developing Playgrounds

Hi Everyone,

emailing to continue the dialogue regarding this topic.

Lindsey and I have had initial discussions with Planning staff & Community Services. Jim, Kyle, Chris.

Short summary of these initial discussions below.

The purpose of pursuing a bond was reaffirmed:

The timeline for building new playgrounds is unacceptably slow

The volume of DPW requests in dollars is concerning to the CPC

The town has specific, immediate needs for recreation & parks

We discussed what a bond process might look like:

Determine the scope of projects that would qualify for funding under the bond (recreation, playgrounds, parks, green space)

Determine the dollar amount of the bond

Write the scope of the bond and secure the bond

Phase the projects – start with 2-3 projects as Phase 1, and when Phase 1 hits construction phase, shift to Phase 2

Maintenance

Community Services expressed the importance of securing annual funding for maintenance

It was mentioned that a typical site / playground should budget 25k for maintenance / inspections / repairs annually

The pursuit of this bond should include a commitment by Town Council for the appropriate maintenance funding

This commitment should be firm and set in stone, or Community Services will struggle to keep these sites safe & working

We put on the table all potential projects currently known where the bond may come into play:

JFK Memorial

Hyannis Golf Upgrades

Marstons Mills Playground & Bathhouse

Ridgewood Park Upgrade

Hathaways Pond Playground & Bathhouse

Town Green Dog Park

Town Green Playground

Luke's Love Upgrade

Rough numbers, the above could be in the 20-25M range. Again, between Town Council, CPC and the public we'd determine where to start, and dig in with 2-3 projects as a "Phase 1."

Regarding Bathhouses, we expressed the desire to establish a "template" – 1 unit or 2 unit bathrooms, all the same, all shingle exterior. A standard "Barnstable" bathhouse.

Next step:

We'd like to meet with Director Milne of the Finance Dept, as well as the Town Manager office if they would be interested in having us in.

I am also planning to start making public comment at Town Council to start generating interest in the initiative.

We will make contact with Director Milne and the Town Manager office to see if we can set a meeting.

On Tue, Apr 14, 2026 at 9:10 AM Lindsey Counsell <lindsey.counsell@gmail.com> wrote:

Mark:

I am writing to check on the status of the Community Preservation Committee's request to begin the discussion of implementing a planning and funding process for creating new recreation and playground opportunities, particularly in the Hyannis area of the Town. I think it would be prudent at this time to set up a meeting to discuss how to begin this endeavor.

Please let me know your thoughts and availability for this request and I look forward to hearing from you.

Best regards,

Lindsey Counsell

--

Stephen Robichaud
Barnstable, MA