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
APPROVED 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.

367 Main Street, Hyannis, MA 02601
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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 buttery.

  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.

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- 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.

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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**

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