

Open Space Committee

Minutes

May 11, 2026 at 5:30 p.m.

CALL TO ORDER AND INTRODUCTION OF MEMBERS

Chair Malakhoff calls the meeting to order at 5:31 PM with an introduction of members:

Member	Present	Absent
Lev Malakhoff – Chair	X	
Farley Lewis – Vice Chair	X	
Elizabeth Lewis	X	
Douglas Payson	X	
Elissa Crowley		X
Anne Rowland		X
Tracy Pratt	X	
Cate Gulliver	X	
Dave Gorrill		X

Also present is Kyle Pedicini, Assistant Director – Planning & Development; Genna Ziino, Administrative Assistant; and Barry Sheingold, Town Council Liaison.

NOTICE OF RECORDING

This meeting of the Open Space Committee is being recorded and broadcast on the Town of Barnstable’s Government Access Channel. In accordance with MGL Chapter 30A §20, I must inquire whether anyone else is recording this meeting and, if so, to please make their presence known.

APPROVAL OF MINUTES

- April 13, 2026 – Doug Payson moves to approve. Tracy Pratt seconds.

Vote:

Aye: Lev Malakhoff, Farley Lewis, Liz Lewis, Doug Payson, Tracy Pratt, Cate Gulliver

Nay: None

TOPICS FOR DISCUSSION

New Business

- Vernal Pool Certifications – Pete Sampou of the Conservation Commission presents this item. He explains that the necessity for a vernal pool is that there cannot be fish in them. It is a special environment that amphibians utilize in the spring. There are five vernal pools he certified 25 years ago by finding obligate species in them. The requirement for certification is finding an obligate species there. The list of qualifying animals is available online. The group discusses animals that live in vernal pools. Mr. Sampou explains you can certify with just a net and a spoon by just following the field guide. This time of year is the easiest to certify them, mid-May/early June.
- Walking Weekend – The group watches a promotional video of the multi-use path in Hyannis. Event brochures and flyers have been distributed around town. There will be social media posts. Doug Payson submitted to a few cape event websites. Sharon Diggs Harrison says there are some walks competing with each other, and she would like to see more events like this in the future. Doug Payson says he and the Chairman discussed a winter Walking Weekend, and if it’s snowy, they could do cross-country skiing.
- Walking Library – Chair Malakhoff shares a spreadsheet of updates (document entitled “WalkingLibrary-changes2026”). They are adding several new walks. Some properties in the walking library are not owned by the town, but people are welcome to walk there, so those will be updated/included as well. Parking is also available on the new maps. There are a couple locations where the recommended parking is sticker parking, but the map will include alternatives.
- Flint Rock Road update – Kyle Pedicini, Assistant Director, Planning & Development says regarding the Cape Cod Pathways program, a portion is private property, so a key point is missing. Funded by CPC, staff hired an outside local attorney to

investigate the deeds. Unfortunately, there is nothing in the deeds to show public access rights. So the property owners would have to grant an easement to town to allow public access, which seems unlikely. Staff also looked into whether there is access through Boulder Road. It is a private road, and again nothing was found in the deeds to indicate public access. All of this was reviewed by Roger Parsons, who used to be the Town Engineer, and he agreed with the title examiner's conclusions. They also had Town Counsel review it. The file is in Mr. Pedicini's office and anyone can review it. Chair Malakhoff asks then if the town purchased land that is landlocked and no longer accessible. Mr. Pedicini doesn't know if it's fully inaccessible, but it is not accessible for Pathways. Doug Payson asks if the trail could go into the state road parcel. Mr. Pedicini is skeptical that the state would allow it. Kyle Pedicini requests questions and he will get them to Roger Parsons.

Old Business

- Update – Open Space and Recreation Plan – Kyle Pedicini says it was submitted to the state and they are reviewing.
- Potential property acquisitions - None
- Update – Outstanding Conservation Restrictions - None
- Update – Pathways update including walking library, Trailhead Signs, and Geocaching – Chair Malakhoff says the Woodland Bog proposal process is near the end, and BLT is establishing their presence on the property. The proposal indicated that this could be a linkage in the Cape Cod Pathway. The existing main trail travels through the Bridge Creek area. He will have a working group look at the proposal. The group discusses options for connections. There will be a meeting with BLT after Memorial Day weekend, and he will update the group at the next meeting.

Chair Malakhoff says all the hiking signs have been installed.

Tracy Pratt says the Centerville Bog has been mowed like a golf course, and the newly planted trees are still there. Pete Sampous asks them to inform ConCom if they think it is a violation.

- Report from Tracy Pratt regarding Santuit Preserve – Tracy Pratt says the herring are still there, and lots of birds.
- Report from Farley Lewis regarding Community Preservation Committee Open Space applications – Farley Lewis says the last meeting was April 27th. The Mill Pond CR was approved by Town Council in November and is now moving through the state for approval. The plan for CR area on 230 Old Colony Road has been completed subject to Planning Board and Town Council approval. They need a survey by a town engineer. There is approximately a year wait for CRs. The state online portal for CRs is not working well. Regarding the mitigation of parcels taken for bikeway project, there were 4 parcels in the Mary Dunn Road area with CRs to be granted to Mass Fish & Wildlife, and one parcel in the Bridge Creek area. The town is required to provide baseline documentation reports to the state.
- Report from Town Council Liaison

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

PUBLIC COMMENT

ADJOURNMENT

Tracy Pratt moves to adjourn. Cate Gulliver seconds.

Vote:

Aye: Lev Malakhoff, Farley Lewis, Liz Lewis, Doug Payson, Tracy Pratt, Cate Gulliver

Nay: None

DOCUMENTS USED AT THIS MEETING

- April 13, 2026 minutes
- Document entitled "WalkingLibrary-changes2026"

Respectfully submitted,
Genna Ziino, Administrative Assistant

Further detail may be obtained by viewing the video via Barnstable Government Access Channel on demand at www.town.barnstable.ma.us