



Cotuit Memorial Park Restoration



Department of Public Works
September 18, 2025



Cotuit Memorial Park Restoration



With a total estimated project cost of \$520,434, The Department Of Public Works is seeking 407,000 in community preservation funding and \$114,000 in capital funds for restoration of the Cotuit Memorial Park.

The Cotuit Memorial park is the focal point for the village of Cotuit, connecting the library, playground, post office, School Street and Main Street. It provides support for local events including the artisan fair, village day, craft festivals, and non-profit fund-raising activities.

The Cotuit Civic Association has requested the rejuvenation of the park and has worked with the Town Architect and Grounds division to develop preliminary designs for the enhancement of the site.

These plans will improve pedestrian access by bringing non-conforming walks into compliance with ADA, as well as replacing park benches, deteriorated flag pole, diseased trees, memorial relocation, and other site improvements

Thank you for your consideration of this request and please contact us if you have any questions or if we can provide any additional information.

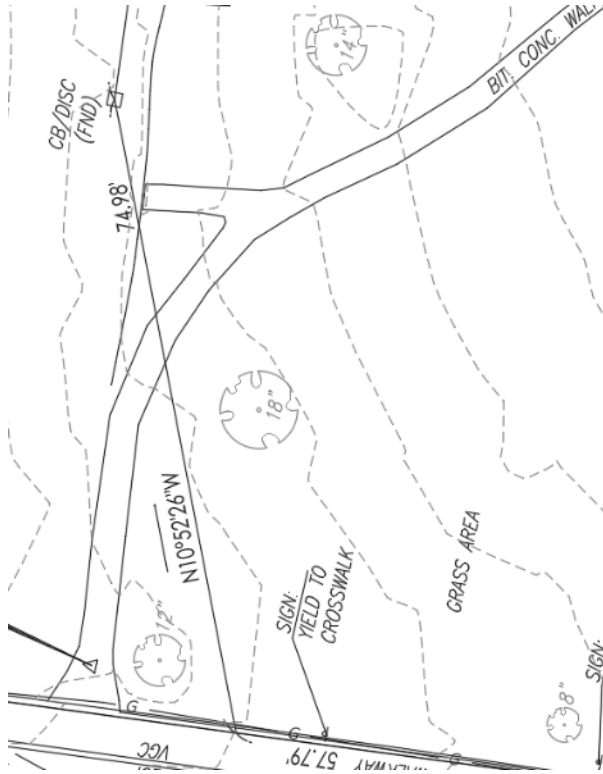




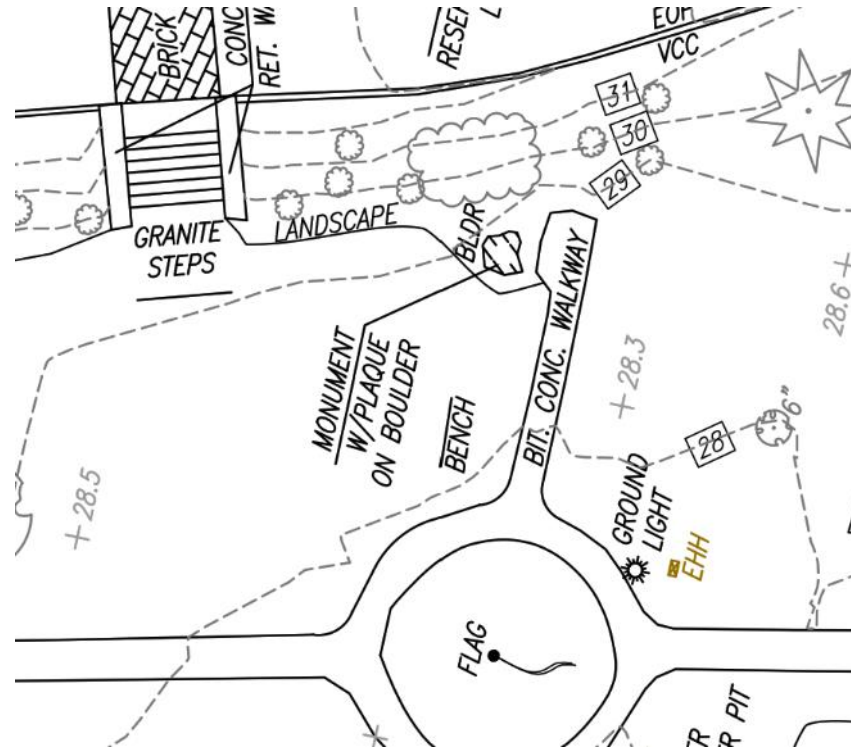
- Library parking and driveway encroach onto monument space.
- Library stairs connect to nothing
- Flagpole is deteriorated
- Walkways to monuments do not meet ADA requirements
- Walkways to monuments dead-end.
- Walkway to School Street does not meet ADA slope requirements.
- Trees along walkways are diseased
- Trees along walkways are lifting asphalt walks
- Private playground on public property



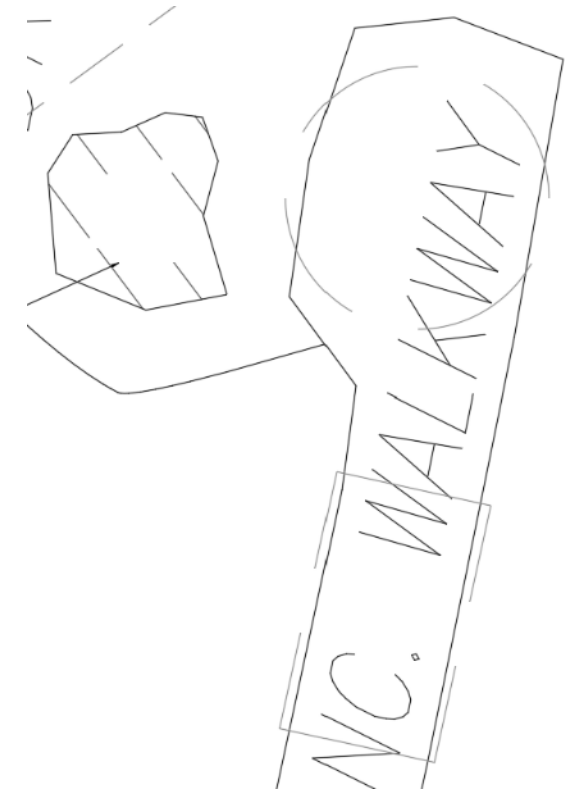
Cotuit Memorial Park Restoration Existing Conditions



No accessible walkway connection to School Street

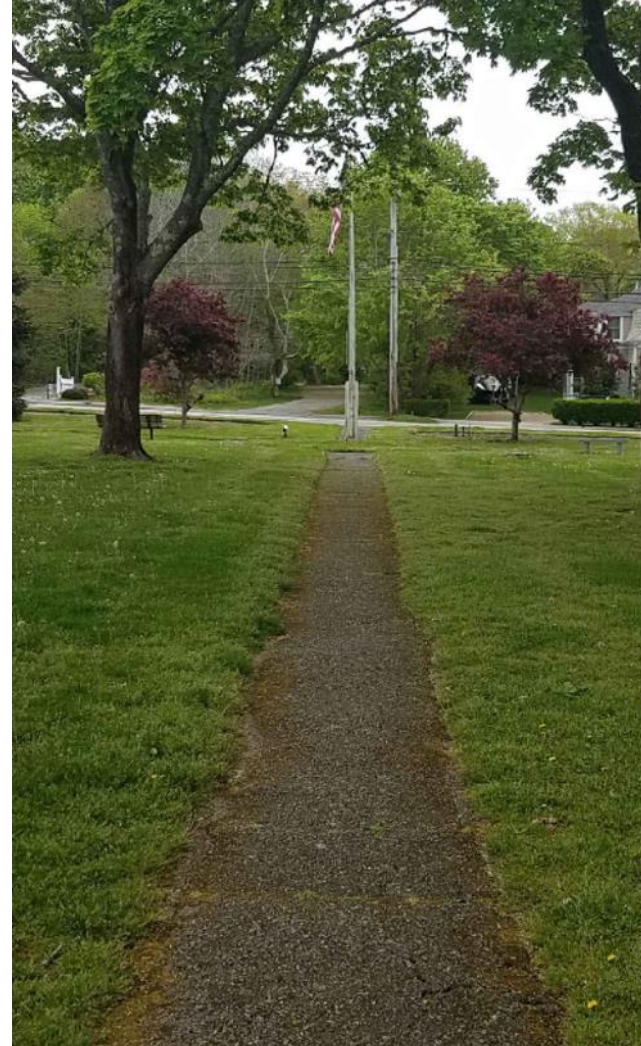


Enlarged view of library stairs, flagpole, and encroached monument.





Cotuit Memorial Park Restoration





Cotuit Memorial Park Restoration Existing Conditions



Town of Barnstable, Department of Public Works



Cotuit Memorial Park Restoration Schematic Design



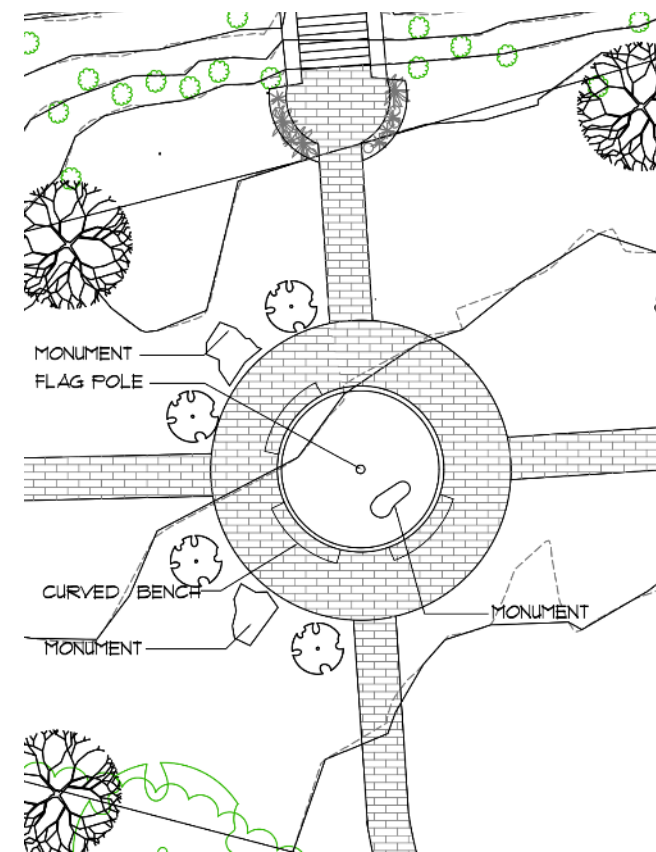
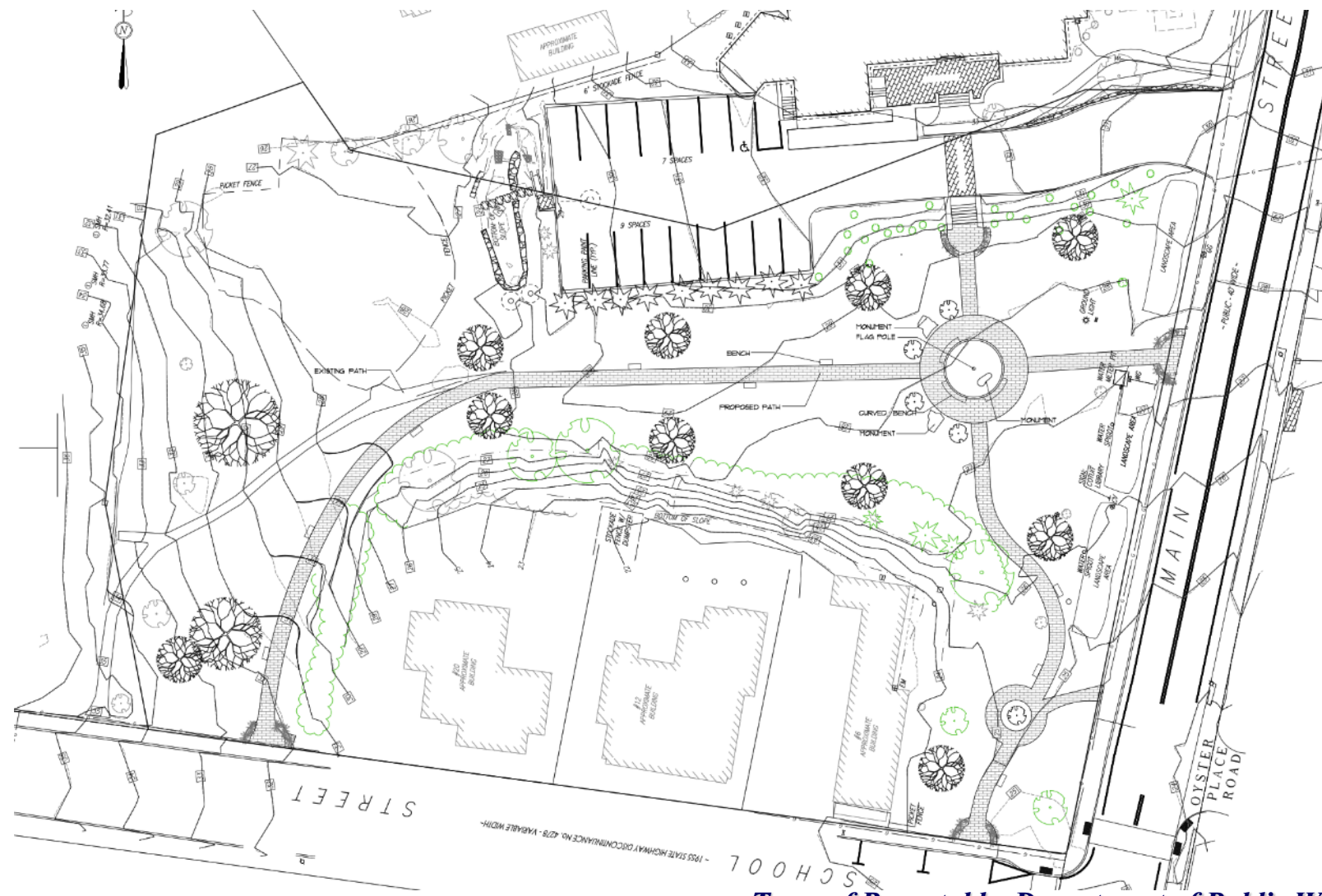


Cotuit Memorial Park Restoration Schematic Design





Cotuit Memorial Park Restoration Design Development





Cotuit Memorial Park Restoration Funding Criteria



How does this project help preserve Barnstable's character?

The Barnstable Comprehensive Plan of 2025 states that "the Library and Memorial Park are central to village life." The park is in a state of decay with failing trees and non-accessible asphalt walkways that do not connect with surrounding destination points. Restoration of the park is crucial for preserving the village of Cotuit's historical character.

How does this project meet the General Criteria and Category Specific Criteria for CPC projects?

- Consistence with the Local Comprehensive Plan and other planning documents that have received wide scrutiny and input and have been adopted by the town.

The Barnstable Comprehensive Plan of 2025 states that "the Library and Memorial Park are central to village life."

- Preservation of the essential character of the town.

The preservation of the Cotuit Memorial Park is crucial for maintaining the historical character of the village.

- Save resources that would otherwise be threatened and / or serve a currently underserved population.

The restoration of the Cotuit Memorial Park will remove non-accessible walkways and install new accessible walks. Monuments that do not have an accessible path will now be services by an accessible path.



- Demonstrate practicality and feasibility, and demonstrate that they can be implemented expeditiously and within budget.

The Department of Public Works has a track record of managing projects within the allotted budget.

- Receive endorsement by other municipal boards or departments.

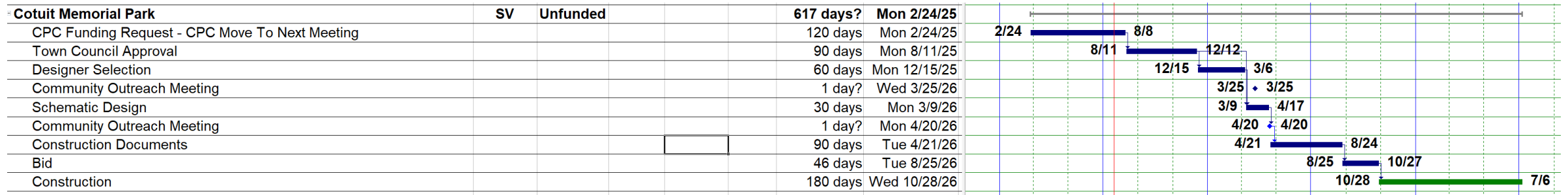
This project is supported by the Town Managers Office and the Cotuit Civic Association.



Cotuit Memorial Park Restoration Schedule



Timeline: The project timeline targeting the fall of 2026 gives ample time for careful planning, design, and execution of these necessary repairs and restorations.





Cotuit Memorial Park Restoration Questions







Cotuit Memorial Park Restoration Budget



Cotuit Memorial Park							
Hard Costs	area	unt	cost	price	Total Cost	CPC ELEGABLE	CTF
Relocate Memorial	1	Ea	\$ 30,000	\$ 30,000	\$ 30,000		\$ 30,000
Brick Paver Walks	330	Sy	\$ 330	\$ 108,900	\$ 108,900	\$ 108,900	
Asphalt Walks	330	Sy	\$ 40	\$ 13,200			
Demolition of old walks	330	Sy	\$ 30	\$ 9,900	\$ 9,900	\$ 9,900	
Benches	8	Ea	\$ 3,500	\$ 28,000	\$ 28,000	\$ 28,000	
Meter Pit Restoration	1	Ea	\$ 12,000	\$ 12,000	\$ 12,000		\$ 12,000
Shed & Electric Service	0	Ea	\$ 30,000	\$ -	\$ -	\$ -	
Irrigation Well	1	Ea	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	
Irrigation system - Main Street	10000	Sf	\$ 2.10	\$ 21,000	\$ 21,000	\$ 21,000	
Irrigation system - Back Portions	17000	Sf	\$ 2.10	\$ 35,700			
Grass - Seed	10000	Sf	\$ 1.50	\$ 15,000	\$ 15,000	\$ 15,000	
Grass - Sod - Black Beauty	10000	Sf	\$ 5.50	\$ 55,000		\$ -	
Trees - 6" tree Including installation	10	Ea	\$ 3,500	\$ 35,000	\$ 32,500	\$ 32,500	
New Flagpole	1	Ea	\$ 20,000	\$ 20,000	\$ 15,000	\$ 15,000	
Lighting	8	Ea	\$ 1,800	\$ 14,400	\$ 18,000	\$ 9,000	\$ 9,000
Subtotal					\$ 315,300	\$ 264,300	\$ 51,000
General Conditions	20-25%		20%		\$ 63,060	\$ 52,860	\$ 10,200
Subtotal					\$ 378,360	\$ 317,160	\$ 61,200
Design Contingency	15%		5%		\$ 18,918	\$ 15,858	\$ 3,060
Total Estimated Construction Hard Cost					\$ 397,278	\$ 333,018	\$ 64,260
Soft Costs							
Design Fees + Survey	8-12%				\$ 47,673	\$ 39,962	\$ 7,711
Project Management	8%				\$ 35,755		\$ 35,755
Contingency	10%		10%		\$ 39,728	\$ 33,302	\$ 6,426
Total Estimated Project Soft Cost					\$ 123,156	\$ 73,264	\$ 49,892
Total Estimated Project Cost					\$ 520,434	\$ 406,282	\$ 114,152



Cotuit Memorial Park Restoration

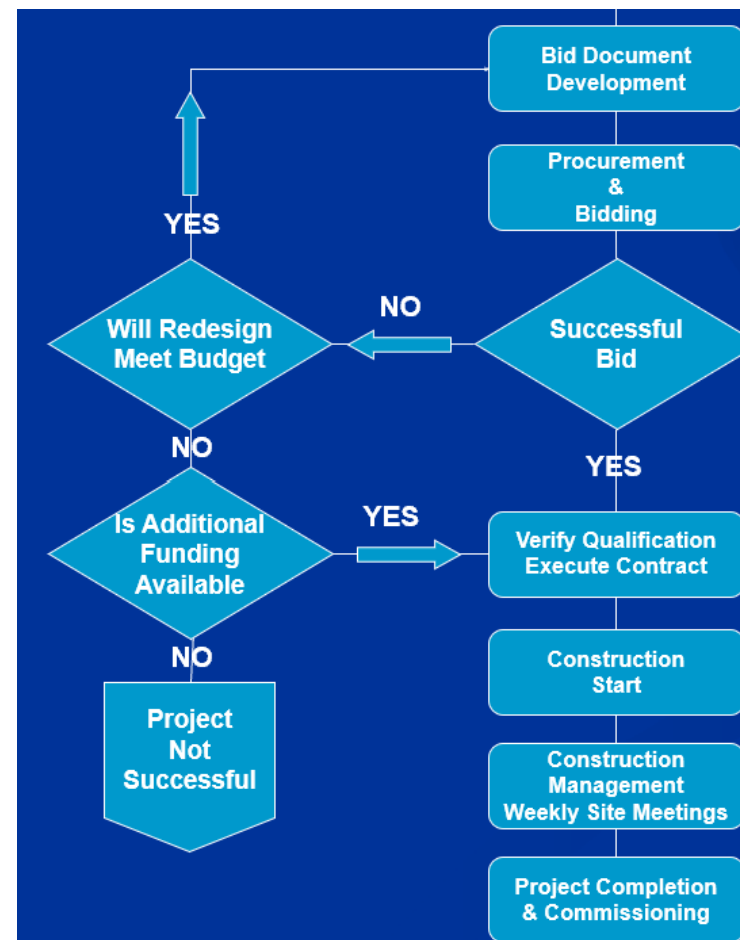
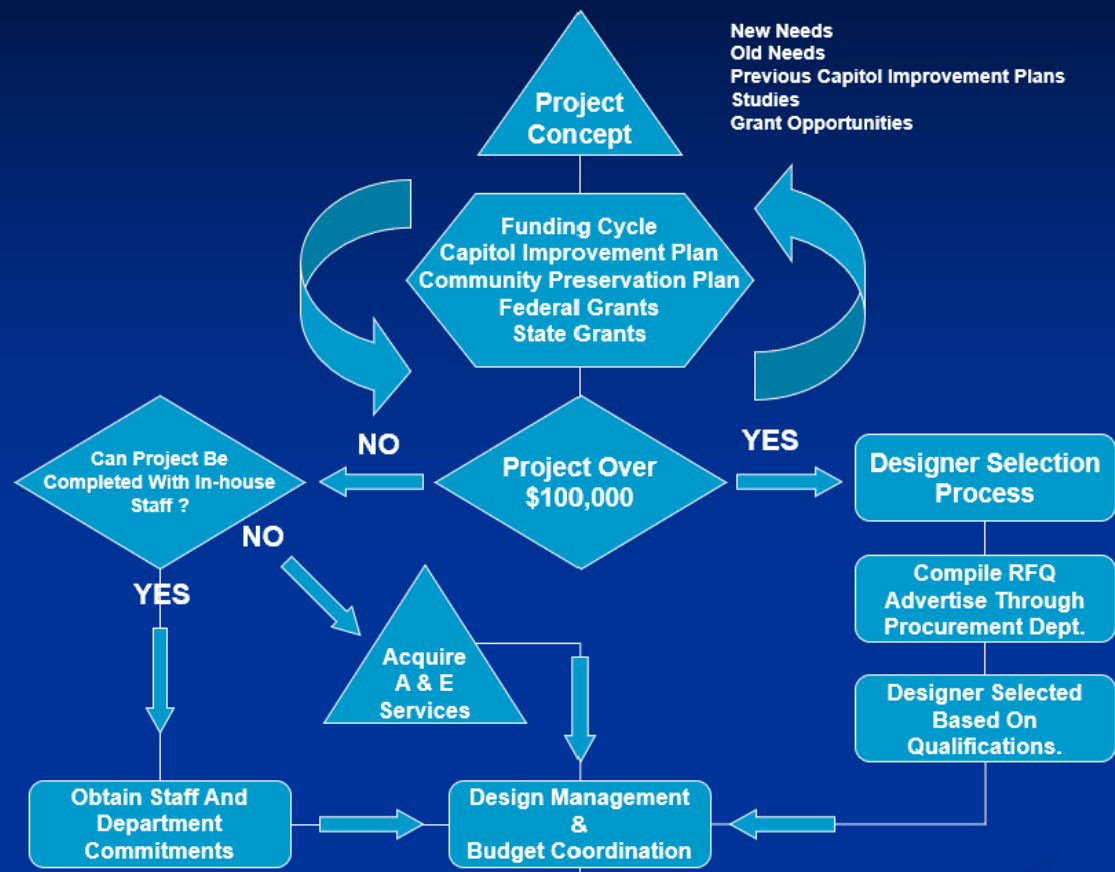




Anticipated Community Preservation Funding Requests

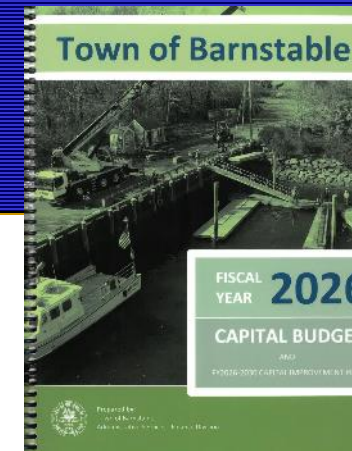


The Life Of A Project





Anticipated Community Preservation Funding Requests



FY23 Capital Improvement Plan

Additional Project Recommendations

Applications for the following list of projects are expected to be submitted to the Community Preservation Committee for consideration of funding from the Community Preservation Fund. Once the Community Preservation Committee has acted upon the request, an appropriation order will be presented to the Town Council for its consideration. Some of these projects may come forward for funding requests in FY 2022 and the others in FY 2023. These funding requests will fall outside of the Capital Program funding cycle.

LISTING OF CAPITAL IMPROVEMENT PROJECTS WITH POTENTIAL CPC FUNDING:			
DEPT	PRIORITY	PROJECT TITLE	FY 2023
CSD	4	Town Recreation Field Improvements Project – Bay Lane Ballfields	140,000
CSD	12	Osterville Playground	1,352,336
DPW	22	Cotuit Memorial Park Restoration	451,951
DPW	29	Cape Cod Rail Trail Ext. Shared Use Path	1,770,000
DPW	39	West Barnstable Railroad Depot Restoration	102,120
DPW	38	Zion Union Heritage Museum Improvements	457,390
TOTAL CPC MATCHED PROJECTS			\$4,273,797

FY24 Capital Improvement Plan

Projects to be Submitted to the Community Preservation Committee for Funding					
DEPT	PRIORITY	PROJECT TITLE	GENERAL FUND	CPC SHARE	TOTAL
CSD	1	Centerville Recreation Multipurpose Field Reconstruction	\$ 178,680	\$ 246,322	\$ 425,002
CSD	3	Skate Park Master Plan, Design & Construction	373,575	1,984,321	2,357,896
CSD	4	Bay Lane Ball field Improvements	79,443	678,368	757,811
CSD	6	Osterville Playground	363,207	989,129	1,352,336
CSD	8	Kennedy Memorial Renovation	85,307	2,089,029	2,174,336
DPW	14	Armory Building Exterior Improvements	-	3,100,000	3,100,000
DPW	29	Marstons Mills Playground & Parking	-	660,648	710,648
DPW	30	West Barnstable Railroad Depot Restoration	138,305	531,695	670,000
TOTAL CPC MATCHED PROJECTS			\$ 1,218,517	\$ 10,279,512	\$ 11,548,029

FY25 Capital Improvement Plan

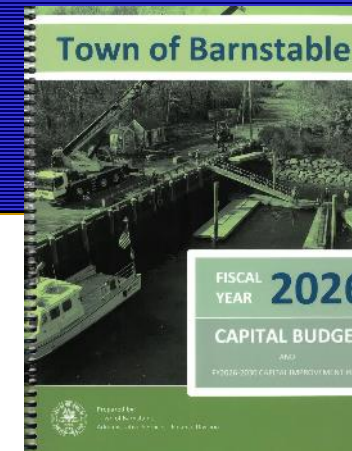
Alternatively Funded Projects						
DEPT	PRIORITY	PROJECT TITLE	CHAPTER 90.	GENERAL FUND	KIRKMAN	CPC
CSD	1	Centerville Recreation Field				\$ 568,000
CSD	3	Osterville Comfort Station		133,000		1,506,000
CSD	5	Town Recreation Field Improvements				760,000
DPW	3	Mosswood Cemetery Columbarium			295,500	
DPW	5	Public Bridge Maintenance and Repairs	340,000			
DPW	15	North Street Sidewalk Extension- design	90,000			
DPW	16	Cape Cod Airfield Hanger Repair				105,076
DPW	18	Oyster Harbors Bridge Improvements – Design & Permitting	450,000			
DPW	20	Phinney's Lane and Wequaquet Lane Sidewalk Extensions – Design	125,000			
DPW	28	West Barnstable Railroad Depot Restoration		196,000		700,000
DPW	31	Cotuit Memorial Park Restoration		114,152		406,282
TOTAL CPC MATCHED PROJECTS			\$ 1,005,000	\$ 443,152	\$ 295,500	\$ 4,045,358
						\$ 5,789,010

FY26 Capital Improvement Plan

Alternatively Funded Projects						
DEPT	PRIORITY	PROJECT TITLE	CHAPTER 90.	GENERAL FUND	KIRKMAN	CPC
CSD	3	Centerville Recreation Field Improvements	-	-	-	588,000
CSD	4	Osterville Comfort Station	-	-	-	1,639,000
CSD	5	Revitalization of the John F. Kennedy Memorial	-	-	-	2,400,000
CSD	6	Town Recreation Field Improvements - Bay Lane Ball Field	-	-	-	760,000
CSD	10	Centerville Recreation Building Exterior Restoration	-	-	-	338,000
CSD	17	Marston's Mills Playground Project	-	-	-	684,000
DPW	3	Public Roads Maintenance	1,000,000	-	-	-
DPW	7	Mosswood Cemetery Columbarium Project	-	-	295,500	-
DPW	9	Armory Building Improvements - Construction	-	-	-	3,100,000
TOTAL CPC MATCHED PROJECTS			1,000,000	-	295,500	9,509,000
						\$ 10,804,500



Anticipated Community Preservation Funding Requests



Future Community Preservation funding requests

• Cotuit Memorial Park Improvements	\$ 407,000
• Centerville Recreation Field Improvements	\$ 468,000
• Osterville Comfort Station	\$1,639,000
• John F. Kennedy Memorial Restoration	\$2,400,000
• Town Recreational Field Improvements – Bay Lane	\$ 760,000
• Centerville Recreation Building Exterior Restoration	\$ 338,000
• Marstons Mills Playground	\$ 684,000
	\$6,341,902

FY25 Capital Improvement Plan

Alternatively Funded Projects						
DEPT	PRIORITY	PROJECT TITLE	CHAPTER 90.	GENERAL FUND	KIRKMAN	CPC
CSD	1	Centerville Recreation Field				\$ 568,000
CSD	3	Osterville Comfort Station		133,000		1,506,000
CSD	5	Town Recreation Field Improvements				760,000
DPW	3	Mosswood Cemetery Columbarium			295,500	
DPW	5	Public Bridge Maintenance and Repairs	340,000			
DPW	15	North Street Sidewalk Extension- design	90,000			
DPW	16	Cape Cod Airfield Hanger Repair				105,076
DPW	18	Oyster Harbors Bridge Improvements – Design & Permitting	450,000			
DPW	20	Phinney's Lane and Wequaquet Lane Sidewalk Extensions – Design	125,000			
DPW	28	West Barnstable Railroad Depot Restoration		196,000		700,000
DPW	31	Cotuit Memorial Park Restoration		114,152		406,282
TOTAL CPC MATCHED PROJECTS			\$ 1,005,000	\$ 443,152	\$ 295,500	\$ 4,045,358
						\$ 5,789,010

FY24 Capital Improvement Plan

Projects to be Submitted to the Community Preservation Committee for Funding					
DEPT	PRIORITY	PROJECT TITLE	GENERAL FUND	CPC SHARE	TOTAL
CSD	1	Centerville Recreation Multipurpose Field Reconstruction	\$ 178,680	\$ 246,322	\$ 425,002
CSD	3	Skate Park Master Plan, Design & Construction	373,575	1,984,321	2,357,896
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CSD	6	Osterville Playground	363,207	989,129	1,352,336
CSD	8	Kennedy Memorial Renovation	85,307	2,089,029	2,174,336
DPW	14	Armory Building Exterior Improvements	-	3,100,000	3,100,000
DPW	29	Marstons Mills Playground & Parking	-	660,648	710,648
DPW	30	West Barnstable Railroad Depot Restoration	138,305	531,695	670,000
TOTAL CPC MATCHED PROJECTS			\$ 1,218,517	\$ 10,279,512	\$ 11,548,029

FY26 Capital Improvement Plan

Alternatively Funded Projects						
DEPT	PRIORITY	PROJECT TITLE	CHAPTER 90.	GENERAL FUND	KIRKMAN	CPC
CSD	3	Centerville Recreation Field Improvements	-	-	-	588,000
CSD	4	Osterville Comfort Station	-	-	-	1,639,000
CSD	5	Revitalization of the John F. Kennedy Memorial	-	-	-	2,400,000
CSD	6	Town Recreation Field Improvements - Bay Lane Ball Field	-	-	-	760,000
CSD	10	Centerville Recreation Building Exterior Restoration	-	-	-	338,000
CSD	17	Marston's Mills Playground Project	-	-	-	684,000
DPW	3	Public Roads Maintenance	1,000,000	-	-	-
DPW	7	Mosswood Cemetery Columbarium Project	-	-	295,500	-
DPW	9	Armory Building Improvements - Construction	-	-	-	3,100,000
TOTAL CPC MATCHED PROJECTS			1,000,000	-	295,500	9,509,000
						\$ 10,804,500



Anticipated Community Preservation Funding Requests



Community Preservation Fund Eligible Projects

9/24/2024	CIP Priority		Type	Property	Condition Priority	Requested	Funded	Status	Anticipated Cost			Description
	FY24	FY25							Total	CIP	CPC	
Funded Projects												
			Recreation	Osterville Playground			Yes	CD				Construction Document Phase
			Recreation	Centerville Playground			Yes	CD				Construction Document Phase
	4	5	Recreation	Bay Lane Ballfield			Yes/No	SD	\$ 800,000	\$ 100,000	\$ 700,000	Project scope change needs to be approved by Town Council
			Recreation	Hathaways Pond Park - Design Only			Yes/No	SD	TBD	TBD	TBD	Design funding appropriated.
			Recreation	Veterans Beach Park - Design Only			Yes/No	DD	TBD	TBD	TBD	Project funding through DD - Design to be revisited
			Historic	Zion Union Heritage Museum			Yes	DD	\$ 1,337,890	\$ 457,390	\$ 880,500	Design phase. Exterior restoration and mechanical improvements
Unfunded Projects												
	1	1	Recreation	Centerville Recreation Ballfield			No	SD	\$ 580,000	\$ 80,000	\$ 500,000	Design and construction regulation infield short outfield
		3	Recreation	Osterville Comfort Station			No	SD	\$ 1,150,000	\$ 150,000	\$ 1,000,000	New comfort station
	3	4	Recreation	HYCC Master Plan/Skatepark			No	Not Started	TBD	TBD	TBD	Master plan design for future improvements
	8	6	Historic/Open	JFK Memorial	2		No	DD	\$ 2,500,000	\$ 100,000	\$ 2,400,000	Construction of improvements to memorial plaza
		16	Historic	Cape Cod Airfield Hanger Restoration	1	10/16/2024	No	Not Started	\$ 560,000	\$ 60,000	\$ 500,000	Restoration of historic hanger with structural issues
		25	Recreation	Cotuit Playground			No	Not Started	\$ 1,300,000		\$ 1,300,000	Design and construction of new playground
	14	27	Historic	Armory - Exterior Restoration	1	10/16/2024	No	CD	\$ 2,800,000	\$ -	\$ 2,800,000	Exterior restoration of the armory
		28	Historic	West Barnstable Train Depot	1	10/16/2024	No	Not Started	\$ 1,000,000	\$ 200,000	\$ 800,000	Roof restoration
		32	Historic	Old Jail Restoration	1	10/16/2024	No	Not Started	\$ 480,000	\$ 100,000	\$ 380,000	Structural and access improvements
	29	41	Recreation	Marstons Mills Playground			No	SD	\$ 680,000	\$ -	\$ 680,000	New playground
		46	Historic	U.S. Custom House Site Restoration			No	Not Started	\$ 840,000	\$ 100,000	\$ 740,000	Restoration of historic site elements and ADA access
			Historic	46 Pearl Street Exterior	2		No	Not Started	\$ 500,000		\$ 500,000	Exterior restoration
			Historic	50 Pearl Street Exterior	3		No	Not Started	\$ 390,000	\$ 170,000	\$ 220,000	Exterior restoration and interior code improvements
			Historic	Centerville Exterior Restoration	1	10/16/2024	No	Not Started	\$ 400,000	\$ 50,000	\$ 350,000	Exterior columns, siding, trim roof repairs
			Recreation/Open	Cotuit Memorial Park	2		No	SD	\$ 500,000	\$ 100,000	\$ 400,000	ADA and landscape improvements to park and memorials
			Recreation	Hathaways Playground			No	Not Started	TBD	TBD	TBD	Restoration of park and beach
			Recreation	BWB Playground			No	Not Started	TBD	TBD	TBD	New playground
			Recreation	Hamblin Pond Park Improvements			No	Not Started	\$ 2,047,000	\$ 1,870,000	\$ 177,000	Beach restoration, bath house, parking, stormwater
Unfunded Project Total												
									\$ 13,680,000	\$ 1,110,000	\$ 12,570,000	



Cotuit Memorial Park Restoration Support



P.O. Box 121, Cotuit, MA 02635

April 23, 2025

Dear CPC Chairman Lindsey Counsell,

I am writing on behalf of the Cotuit-Santuit Civic Association (CSCA) to request a favorable outcome for the Cotuit Memorial Park project. The condition of our park, which is central to Cotuit village, has been deteriorating for quite some time. The mature trees in the center are all dying and the tree warden has said they need to be removed. The paved paths throughout the park are crumbling, unsafe, and not ADA compliant.

We have been working on plans for this park for about 10 years with the Town, specifically with Mark Marinaccio and his team. They have designed a much needed and simple upgrade to the park that will make this green village asset beautiful and welcoming again. For your information, we did make it onto the Town Counsel top 10 capital project just before COVID shut down all spending.

We hope you and the committee will vote to move this project through to the next phase at your upcoming meeting on Monday, April 28th.

Regards,
Carol Zais, President
Cotuit-Santuit Civic Association
csc@cotuitcivicassociation.org

Cc Mark Marinaccio, Seth Burdick, Ellen Swiniarski



Community Preservation Committee Handbook



INTRODUCTION

The Community Preservation Act (“CPA” Massachusetts General Law (MGL) Chapter 44B) was enacted to assist municipalities in the Commonwealth in the preservation of the following core interests:

- Acquisition, creation, preservation and support of affordable housing;
- Acquisition, creation and preservation of open space;
- Acquisition, creation and preservation of land for recreational use;
- Acquisition and preservation of historic resources;
- Rehabilitation or restoration of affordable housing acquired or created with CPA funds and;
- Rehabilitation or restoration of land for recreational use.

The CPA was adopted by the voters of the Town of Barnstable in November 2004, and went into effect on July 1, 2005. This document, the Community Preservation Committee Handbook, will not only help you determine if your project is eligible, it will assist you along the way from the Letter of Intent submission to a Town Council vote for an appropriation of funding for your project.

Town of Barnstable, Department of Public Works

Town
Of
Barnstable



Community Preservation Committee Handbook



Fiscal Year 2024

The Town of Barnstable envisions its character and quality of life will be enhanced over the next twenty years in part by preserving its natural beauty, recreational opportunities, the historically significant architectural resources, and an adequate supply of affordable housing.



Community Preservation Committee Handbook



GENERAL PROJECT CRITERIA

The Town of Barnstable Community Preservation Committee (CPC) requires that all proposed projects be eligible for CPA funding according to the requirements described in the CPA legislation.

Projects will be evaluated according to the following criteria:

- Consistency with the Local Comprehensive Plan and other planning documents that have received wide scrutiny and input and have been adopted by the town;
- Preservation of the essential character of the town;
- Save resources that would otherwise be threatened and/or serve a currently under-served population;
- Demonstrate practicality and feasibility, and demonstrate that they can be implemented expeditiously and within budget;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; applications that identify commitment from other funding sources will receive a higher priority;
- Receive endorsement by other municipal boards or departments;
- Serves more than one CPA purpose.
- Projects may be subject to review by CPC consultants.

The Community Preservation Committee strongly encourages members of the community to approach the Town with potential housing, land or historic resource donations. Resources donated to the CPC will be protected in perpetuity. Please contact the Community Preservation Committee directly with proposals.

Town
Of
Barnstable



Community Preservation Committee Handbook



Fiscal Year 2024

The Town of Barnstable envisions its character and quality of life will be enhanced over the next twenty years in part by preserving its natural beauty, recreational opportunities, the historically significant architectural resources, and an adequate supply of affordable housing.