

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:

AMENDED
REGULAR MEETING AGENDA
COMMUNITY PRESERVATION COMMITTEE

Addition of CPC member vote
to use CPA Administration
Funds to pay \$2,250 for ½ of
the appraisal fee for Anthony's
Cummaquid Inn property.
Originally posted May 15,
2025 at 12:49 p.m.

DATE OF MEETING: Monday, May 19, 2025

TIME: 5:30 p.m.

PLACE: The Community Preservation Committee (CPC) meeting will be held by remote participation methods pursuant to the passage of legislation extending certain COVID-19 measures adopted during the state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting will be provided in the following manner:

1. This meeting will be replayed via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live video on demand archives on the Town of Barnstable's website: <https://streaming85.townofbarnstable.us/CablecastPublicSite/?channel=1>
2. Real-time public comment can be addressed to the Community Preservation Committee utilizing the Zoom link or telephone number and access code for remote access below.
Link: <https://zoom.us/j/84071726607>

Or by calling the US Toll-free Telephone Number: 888-475-4499
Meeting ID: 840 7172 6607
3. Applicants, their representatives, and individuals required or entitled to appear before the Community Preservation Committee may appear remotely and are not permitted to be physically present at the meeting and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Sarah.Beal@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Meeting materials will be available at

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

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

Call to Order:

Roll Call of the Members:

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from April 28, 2025.

Letters of Intent:

- A Letter of Intent has been received from Barnstable Land Trust (BLT) requesting \$650,000 in Community Preservation Open Space funds in support of the acquisition and preservation of 4.5 acres of open space land with significant conservation values adjacent to Barnstable Land Trust's Eagle Pond Sanctuary and bordering Mosswood Cemetery addressed 304 Putnam Ave, Cotuit, map 037, parcel 010. This funding request is seeking to implement the second phase of the project by the permanent protection of 4.5 acres of the 9-acre property that was purchased in the first phase of the project in January 2025 using general municipal funds. The total purchase price is \$1,300,000 and the overall goal of this land protection project is for the Town to secure half of the property for cemetery purposes and to dedicate the remaining half to open space and conservation purposes, subject to a conservation restriction that will be purchased by BLT. The remaining funds will be raised by BLT through private fundraising and state grant funding.
- A Letter of Intent has been received from Barnstable Land Trust (BLT) requesting \$307,500 in Community Preservation Open Space funds to preserve an ecologically important retired cranberry bog property consisting of 25.74 acres within the Great Marsh and Barnstable Harbor watershed addressed 301 Parker Road, West Barnstable, map 176, parcel 019. The total purchase price is \$615,000 and BLT will apply for an MA Conservation Partnership Grant in June 2025 to help fund the acquisition. BLT will grant a conservation restriction to the Town of Barnstable to ensure the land is preserved in perpetuity.

Applications:

- An Application has been received from Barnstable Land Trust requesting \$600,000 in Community Preservation Open Space funds in support of the acquisition and preservation of 13 acres of high priority, ecologically significant pond-front property on Mill Pond addressed 3640 Falmouth Road, Marstons Mills, map 058, parcel 012. The total purchase price is \$1,200,000 and a Mass Conservation Partnership grant for \$425,000 will be applied for in June 2025. Barnstable Land Trust will own the property and a conservation restriction to be granted to the Town of Barnstable.
- An Application has been received from Town of Barnstable DPW requesting \$406,282 in Community Preservation Open Space and Recreation funds to revitalize and improve Cotuit Memorial Park located at 889 Main Street, Cotuit, map 035, parcel 051. The total estimated project cost is \$520,434 with \$114,152 in capital improvement funding to be provided. The Cotuit Civic Association has requested the rejuvenation of this park that is a focal point for the village connecting the library, waterfront, playground, and post office.

Correspondence Received

None.

Project Updates:

- Smith's Creek Conservation Restriction CPC Application was approved at the April 17, 2025, Town Council public hearing. The closing will be scheduled.
- The West Barnstable Railroad Depot Restoration CPC Application is scheduled for Town Council public hearing June 5, 2025.
- Cotuit Highground Conservation Restriction has been scheduled for Town Council public hearing June 5, 2025.
- The Hyannis Armory Restoration CPC Application is scheduled for Town Council public hearing June 5, 2025.
- An Application from the Affordable Housing Growth & Development Trust Fund Board is anticipated to be received for the June 16, 2025, CPC meeting.
- Conservation Restrictions for the Harju and Prince Avenue properties have been requested to be placed on an upcoming Town Council agenda for approval.
- The consultant has begun work on the required Form E associated with the Letter of Intent from South Congregational Church Burial Ground. MHC had determined an updated Form E is required to facilitate the completion of the draft preservation restriction from 2017.
- The consultant has begun work on the preservation restriction associated with the Letter of Intent from Oddfellows Lodge seeking CPA historic preservation funds to preserve the building.
- A site visit to the Barnstable Historical Society Headquarters building took place on May 7, 2025. Additional bids for the installation of HVAC will be obtained. Reallocation of the remaining grant funds will be required through action of the Town Council.

Member Discussion:

- CPC vote to use \$2,250 in CPA Administrative Funds to pay ½ of the fee for Anthony's Cummaquid Inn property appraisal.
- Meeting format for June 16, 2025, Community Preservation Committee meeting.
- CPC Annual Meeting date.
- Format for CPC Annual Meeting.

Public Comment:

Adjournment:

CPC Regular Meeting Scheduled June 16, 2025, 5:30 p.m.

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.