

# 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

11 SEP '25 PM2:55  
BARNSTABLE TOWN CLERK

DATE OF MEETING: Monday, September 15, 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://townofbarnstable-us.zoom.us/j/81934922561>

Or by calling the US Toll-free Telephone Number: 888-475-4499  
Meeting ID: 819 3492 2561

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](mailto: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 August 18, 2025.

### Letters of Intent:

None received.

### Applications:

- An Application has been received from the South Congregational Church, Centerville for their Graveyard Restoration Project requesting \$25,000 in Community Preservation Historic Preservation Funds. Proposed work includes cleaning, restoring and resetting 34 gravestones and other markers with historic and cultural significance. Removal of overgrown shrubs and weeds, adjusting granite fence pillars and replacement of steel fencing bars.
- An Application has been received from the Department of Public Works (DPW) through the Town Manager's Office requesting additional funds in the amount of \$400,000 to cover the full projected cost of the Osterville Playground Project. Initial funding for the Osterville Playground was approved in 2023 and subsequently was advanced through the design phase with input from the community, facilitated by the steering group overseeing design development. Playground equipment has been selected, and construction documents are currently being prepared for the bidding process. Based on recent cost estimates, the project is projected to exceed the original budget.
- An Application 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 applied 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.

### Correspondence Received

- None received.

### Project Updates:

- The Transfer of \$2.5M CPA funds to the Affordable Housing Trust was approved at the September 4, 2025, Town Council Public Hearing.
- The Department of Public Works' request for CPA funds in the amount of \$2.9M for rehabilitation of the Armory building was approved at the September 4, 2025, Town Council Public Hearing.
- Town Council Public Hearing is scheduled for September 18, 2025 for the Department of Public Works' request for CPA funds for rehabilitation of Cotuit Memorial Park.
- CPC member site visit with DPW to the Osterville and Centerville Recreation sites was held September 3, 2025.
- Barnstable Land Trust proposal - A full appraisal of Woodland Bog has been received. An appraisal for the Conservation Restriction for Woodland Bog is anticipated to be received.
- Conservation Restrictions for the Harju and Prince Avenue properties are being reviewed and will be placed on an upcoming Town Council agenda for approval.

- The draft Conservation Restriction for the Mill Pond project is in progress. The project will be referred for Public Hearing at Town Council once the draft Conservation Restriction is finalized.
- The closing for Smith's Creek Conservation Restriction will be scheduled once the Land Court provides required documents.
- The final draft of the Conservation Restriction for the Cotuit Highground project is in progress.
- An updated Letter of Intent is anticipated from Oddfellow Lodge based upon the building assessment completed by the consultant. Confirmation of non-profit status is required.
- The Preservation Restriction consultant has begun work on the South Congregational Church Burial Ground Preservation Restriction.
- Applications for the Centerville Recreation Ballfield and the Osterville Recreation Rest Facility are anticipated to be received for the October 20, 2025, CPC meeting.

#### Member Discussion:

- CPC Annual Meeting is set for October 20, 2025 and will be held in person in the Hearing Room.
  - Member discussion regarding the CPC Annual Meeting content.
  - Member discussion regarding start time for the CPC Annual Meeting.
- Vote to accept the 2026 CPC Meeting Schedule.
- The annual CP-3 report to the State has been submitted. The Finance Department has also submitted the CP-1 and CP-2 reports to the State.

#### Public Comment:

#### Adjournment:

### ***CPC Regular Meeting Scheduled October 20, 2025 in person - 5:30 p.m. CPC Annual Meeting Scheduled October 20, 2025 in person***

**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.