

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

DATE OF MEETING: Monday, January 24, 2022

TIME: 5:30 p.m.

PLACE: The Community Preservation Committee (CPC) meeting will be held by remote participation methods and will be closed to the public 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. The meeting will be televised via Channel 18 and may be accessed through the Channel 18 website at <https://streaming85.townofbarnstable.us/CablecastPublicSite/>
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/97783861517>
Or by calling the US Toll-free Telephone Number: 888-475-4499 Meeting ID: 97783861517
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.

Please note that tonight's meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s. 20, the Chair must inquire whether anyone is taping this meeting and to please make their presence known

Call to Order: (Roll Call)

General Discussion:

- 2022 Community Preservation Committee Meeting Schedule
- Community Preservation Coalition Dues for 2022 - \$7,900

- Application from the Historical Society of Santuit & Cotuit seeking \$87,500 in Community Preservation Historic Preservation funds for the installation of fire safety equipment in the expanded museum, Dottridge Homestead and Icehouse and installation of a climate control system to safeguard the exhibits, archives and artifact storage areas in the museum and Dottridge Homestead. Included also is the complete restoration of the Dottridge Homestead buttry.

Review of FY 2022 CPC Plan Revisions:

Public Comment:

Correspondence Received:

- Community Preservation Act (CPA) Financial Reports prepared by Director of Finance, Mark Milne.
- Affordable Housing Growth and Development Trust Fund Quarterly Report – August 1, 2021, through October 31, 2021.

Project Updates:

- Revised Application from the Barnstable Community Innovation School is anticipated for the February 28, 2021, CPC meeting.
- Revised Application from Trustees of Reservations for Armstrong Kelly Park is anticipated for a future meeting.
- Inquiry from Master Gardeners Association of Cape Cod for a hoop house associated with a community farm is under review for eligibility.
- Barnstable Historic Society CPC Application – Historic Preservation Restriction is in process.
- Mid-Point Community Housing Application– document finalization is in process.
- Sturgis Library Application appropriated – Funds are available.
- Quotes for building study and Application are anticipated from Marstons Mills Community Church for a future meeting.
- 830 Wakeby Rd, Marstons Mills acquisition – closing took place on December 27, 2021.

Adjournment:

Next Regularly Scheduled CPC Meeting February 28, 2022

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 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.



Town of Barnstable COMMUNITY PRESERVATION COMMITTEE

www.town.barnstable.ma.us/CommunityPreservation

Email: CommunityPreservationCommittee@town.barnstable.ma.us



Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Conservation Commission – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large
Kathrine Garofoli – At Large • James Tenaglia – Recreation Commission • Deborah Converse – Housing Authority
Stephen Robichaud -Planning Board • Farley Lewis – At Large • Jessica Rapp Grassetti – Town Council Liaison

2022 CPC Meeting Schedule

3rd Monday of each month @ 5:30 pm
James H. Crocker, Jr. Hearing Room
Town Hall
367 Main Street, Hyannis
Or Via Remote Access as Scheduled

January 24, 2022
4th Monday

February 28, 2022
4th Monday

March 21, 2022

April 25, 2022
4th Monday

May 16, 2022

June 20, 2022

July 18, 2022

August 15, 2022

September 19, 2022

October 17, 2022

November 21, 2022

December 19, 2022



6 Beacon Street, Suite 615
Boston, MA 02108
617-367-8998

January 12, 2022

Community Preservation Committee
Town of Barnstable
Barnstable Town Hall
367 Main St., Hyannis
Barnstable, MA 02601

Community Preservation Coalition Dues Notice

Annual membership dues..... \$7900.00

Please make checks payable to: Community Preservation Coalition

Please remit to our address:

**Community Preservation Coalition
Attn: Stuart Saginor
6 Beacon Street, Suite 615
Boston, MA 02108**

Contact the Community Preservation Coalition with any questions at 617-367-8998.

www.communitypreservation.org



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 Stephen Robbichaud – Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission
 Deborah Converse – Housing Authority • Farley Lewis – At Large

Monday, November 15, 2021

ANNUAL CPC Public Hearing DRAFT Minutes

Remote Access Meeting Via Zoom Link: <https://zoom.us/j/93978357036>

6:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present
James Tenaglia	Absent
Deborah Converse	Present
Stephen Robichaud	Present
Farley Lewis	Present

Call to Order

With a quorum present, Chair Lindsey Counsell called the Community Preservation Committee Annual Public Hearing to order at 6:30 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 is taping this meeting and to please make their presence known.” No one present was recording the meeting.

Roll Call

Present: Tom Lee, Marilyn Fifield, Deb Converse, Stephen Robichaud, Katherine Garofoli, Farley Lewis, Terry Duenas, and Lindsey Counsell.

Motion was made by Tom Lee and seconded by Stephen Robichaud to open the Community Preservation Committee Annual Public Hearing. Motion passed with a roll call vote of members present. 8 yes, 0 no.

TOPICS FOR DISCUSSION:

- **Public Comment on Community Preservation Committee Goals and the Community Preservation Plan for Fiscal Year 2022 for the Community Preservation Act categories:**
 - Housing – Continue to work in cooperation with the Affordable Housing Growth & Development Trust Fund Board for the creation of new affordable housing opportunities and preserving existing affordable housing.
 - Historic Preservation – Preservation of the exterior envelope of a structure should receive priority consideration, especially involving Town-owned historic resources.

- Open Space –Acquire land, interest in land, or participate in partnerships to preserve land to protect sensitive embayment and drinking water supply, preserve open lands, and protect habitats, agricultural lands, and cultural, historic, and scenic landscapes.
- Recreation- Increase recreational opportunities and access to the waterfront for residents and visitors. Link existing protected areas to create habitat corridors and recreational opportunities.

Chair Counsell noted that the purpose of tonight’s meeting is to take public input on the upcoming year’s work of the Community Preservation Committee and to review the Community Preservation Plan for the upcoming year.

PUBLIC COMMENT:

Chair Counsell acknowledged receipt of comments from the Affordable Housing Growth and Development Trust Fund Board regarding their policies and practices that they are in the process of updating, saying they will be included in the FY 2022 CPC Plan in the Community Housing Section.

Elizabeth Jenkins, Director of Planning & Development, thanked the Committee for inviting her to the CPC Annual Meeting. She noted that the CPC transfer of Community Housing funds to the Affordable Housing Growth & Development Trust Fund led to internal review of the CPC Action Plan with good discussions regarding ensuring that the data provided in the plan is up to date as possible. She explained that the Planning & Development Department, together with the appropriate Boards, Commissions and Committees, is playing a big role in updating the Community Plans that inform Community Preservation priorities, including the Open Space and Recreation Plan, Housing Production Plan, and Historic Preservation Plan. Ms. Jenkins noted that a review of the CPC Action Plan identified some priorities that needed updating to reflect the priorities in the community-derived plans, adding that these plans are only updated at certain intervals. She said that the Planning and Development Department can provide annual updates internally because they track the data during the interim years, and she offered to work with the Committee over the next month or two to review the action plan and provide more updated statistics for the benefit of the Committee and their evaluations. Ms. Jenkins said she would like the CPC to know that the Planning Department is here to support and provide the most up-to-date statistics on an annual basis and continue to engage the members as the plans and discussions of priorities continue.

Councilor Kris Clark noted that applicants for Community Preservation funds should be sure to augment the Community Preservation funds with funds from other sources in order to stretch funds and better serve more projects. She added that staff could help alert applicants of the other grants available.

Chair Counsell narrated a PowerPoint presentation providing an overview of the Community Preservation Act and facts about CPA’s statewide impact:

- 187 Massachusetts Communities have adopted the Community Preservation Act.
- \$2.5 billion have been raised for community preservation statewide.
- 32,566 acres of open space have been preserved along with 3,000 outdoor recreation projects.

- 8,700 housing units have been created and 14,700 housing units supported.
- 6,300 historic preservation projects have been funded Statewide.

Chair Counsell reviewed the Community Preservation Act Allowable Uses Chart, noting limitations for each category. He said the Town of Barnstable Community Preservation Committee requires that all proposed projects be eligible for CPA funding according to the requirements specified in the CPA legislation, with projects evaluated according to those general criteria, such as consistency with the Local Comprehensive Plan.

Chair Counsell explained that, in addition to the general criteria, each specific CPA category has requirements, and a flowchart of Qualified Historic Projects for CPA Funding was depicted, as well as criteria for Open Space and Recreation projects which will require review and updating to align with existing planning documents. Chair Counsell noted that the Community Housing category references the Affordable Housing Trust and will be updated to reflect the Trust's priorities and project criteria as provided in their letter to the CPC. It was agreed that the Annual Public Hearing will be continued to December 20, 2021 and remain open for public comment.

Chair Counsell asked CPC members to take sections of the CPC Plan for updating. Deb Converse agreed to work on the Community Housing section with the Trust.

There was discussion regarding a prioritized inventory land in need of protection, but the Town Manager has this list, and it is not public.

CPC members discussed funding of projects outside of the town of Barnstable, and Terry Duenas reported that 4 of the 8 adults living in the housing development by FORWARD in Dennis are from the town of Barnstable. It was also noted historic projects outside of Barnstable are more difficult to fund because of the overwhelming need for historic preservation funds for buildings in Barnstable.

Katherine Garofoli and Tom Lee volunteered to look at the Open Space Plan. Marilyn Fifield agreed to update the Historic Preservation section, while Terry Duenas will review the Recreation section, with Deb Converse collaborating with the Affordable Housing Trust on the Housing section.

REVIEW OF DRAFT CPC PLAN AND GOALS

Chair Counsell reviewed the PowerPoint Draft FY 2022 CPC Plan and asked members to review it for updates. He noted areas that may require changes and updates of goals and priorities that the Town may have which will need to be incorporated in the CPC Plan.

There was discussion regarding the Barnstable Historical Commission's interest in seeing a loan program established with Community Preservation Historic Preservation funds in order to avoid "demolition by neglect" of private homes. It was noted that some other communities allow this use of CP funds for private historic property, although Barnstable has opposed it to date. It was suggested that perhaps a workshop with the Town Council could be scheduled to discuss pros and cons.

Chair Counsell announced that the Annual Public Hearing will be continued to December 20, 2021 and left open for public comment through email.

ADJOURNMENT

Motion was made by Terry Duenas and seconded by Tom Lee to continue the Annual Community Preservation Committee Public Hearing for the Draft FY 2022 CPC Plan to December 20, 2021, with the record remaining open for public comment, and to adjourn the November 15, 2021, Annual CPC Public Hearing. Motion to continue the Public Hearing and adjourn passed with a roll call vote of the members present. 8 Aye, 0 No.

The November 15, 2021, meeting adjourned at 7:25 p.m.

List of documents/exhibits used by the Committee at the meeting:

- Exhibit 1 – CPC Annual Meeting Agenda, November 15, 2021.
- Exhibit 2 – Community Preservation Coalition – CPA Overview - Slide
- Exhibit 3 – General Project Criteria for Community Preservation Projects – Slide.
- Exhibit 4 – Community Preservation Act Allowable Uses Chart – Slide.
- Exhibit 5 – PowerPoint Presentation - Draft Community Preservation Plan for FY 2022.
- Exhibit 6 – List of All Community Preservation Fund Appropriations by Town Council Order. – Slide.
- Exhibit 7 – Letter from the Affordable Housing Growth and Development Trust Fund Board regarding priorities and criteria.

Respectfully submitted,
Ellen M. Swinarski
Community Preservation Committee Assistant
and edited by CPC Clerk Marilyn Fifield

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Committee Members

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Stephen Robbichaud – Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission
Deborah Converse – Housing Authority • Farley Lewis – At Large • Jessica Rapp Grassetti – Town Council Liaison

Monday, December 20, 2021
ANNUAL CPC Public Hearing DRAFT Minutes
Remote Access Meeting Via Zoom Link: <https://zoom.us/j/93010039470>
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Absent
James Tenaglia	Present
Deborah Converse	Present
Stephen Robichaud	Present
Farley Lewis	Present
Jessica Rapp Grassetti-TC Liaison	Present

Call to Order

With a quorum present, Chair Lindsey Counsell called the continued Community Preservation Committee Annual Public Hearing 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 is taping this meeting and to please make their presence known.” No one present was recording the meeting.

Roll Call

Present: Terry Duenas, Deb Converse, Tom Lee, Marilyn Fifield, Stephen Robichaud, Farley Lewis, James Tenaglia and Lindsey Counsell.

TOPICS FOR DISCUSSION:

- **Continued Annual Public Hearing on Community Preservation Committee Goals and the Community Preservation Plan for Fiscal Year 2022 for the Community Preservation Act categories: Community Housing; Historic Preservation; Open Space; and Recreation.**

Chair Counsell noted that the purpose of tonight’s meeting is to take public input on the upcoming year’s work of the Community Preservation Committee and to review the Community Preservation Plan for the upcoming year.

PUBLIC COMMENT:

Public Comment was invited and no one from the public came forward at this time.

CPC MEMBER DISCUSSION:

- Steve Robichaud reviewed the suggested revisions and research of other towns' CPC Plans and websites that he had provided ahead of the annual public hearing for CPC consideration:
 - Update font and format similar to that used in other Planning & Development documents.
 - Include photos and graphics on the CPC Plan cover and within the CPC Plan similar to other towns researched, depicting examples in a shared pdf.
 - Include chart of allowable spending purposes.
 - Include spending history of CP fund by program area/village.
 - Include definitions of low- and moderate-income levels for Community Housing.
 - Include Community Preservation Committee member biographies via a link including the village the committee member is from, their experience and other boards they participate in.
 - Include photos of projects completed with CP funds and/or a link to a slideshow of same for each CPA category. Mr. Robichaud said he is willing to collect the materials for this and discussed what the process may be to obtain photos and permissions to use them.
 - Consider combining Town of Barnstable Vision and Barnstable CPC Mission statements.

Chair Counsell noted that CPC usually works with Planning & Development for CPC website improvements and expressed appreciation for any help that can be provided.

- CPC members thanked Steve for his efforts and agreed that the inclusion of photos would enhance the CPC Plan. James Tenaglia noted that the Town has started airing a Channel 18 series and that he had been interviewed about some of the recreation projects that were completed, such as playgrounds. He added that there are Channel 18 shows specifically about CPC also.
- Chair Counsell noted the input of Elizabeth Jenkins at the last annual hearing and incorporation of those suggested changes into the FY22 CPC Plan. He said the suggestions from the Trust were very helpful and should be accepted into the Plan because the Trust is basically controlling the Community Housing portion of the CPA program for this year. Deb Converse agreed that Ms. Jenkins did a fabulous job editing, but, as the Housing member of CPC, she disagreed that the Trust is controlling Housing funds and reminded that CPC is overseeing Trust activities and that the Community Housing portion of the CPA program could return to CPC in the future.
- Farley Lewis noted that the Open Space section of the CPC Plan contains a long list of criteria and thought it would be helpful to narrow that list down to the top five interests or priorities. Chair Counsell asked CPC members to list Open Space priorities for the next meeting in January. Tom Lee noted that he had mentioned he would work on the Open Space Plan at the last meeting and asked members to send an email to him regarding their top five priorities for Open Space, saying he would work on that. Chair Counsell noted that Katherine Garofoli also volunteered to work on the Open Space section of the CPC Plan.

- Tom Lee asked for clarification of two priorities in the Community Housing section and whether Hyannis and the entire town should be included in each:
 - Projects with affordable rental housing in an area outside of Hyannis.
 - Projects that propose the creation of affordable and community housing ownership in Hyannis.

Elizabeth Jenkins explained that this language came entirely from the Town's Housing Production Plan as well as from the contents of the Affordable Housing Trust's Notice of Funding Available (NOFA). She emphasized that the Planning Department did not modify or create new priorities; the priorities were taken from adopted documents. In answer to Tom Lee's question, she noted that this is the CPC's action plan and if CPC feels those priorities should be modified for the purposes of CPA funding, it is the Committee's prerogative to do so. Deb Converse said affordable rental housing in areas outside of Hyannis was edited by CPC in a past year because it seemed like there was already a concentration in Hyannis, while it should instead be distributed more evenly throughout the town. There was discussion regarding the need for housing wherever it can be in town, and while the goals and priorities outlined should not preclude funding of a project in Hyannis, the funding of a project in another village may receive greater consideration. Deb Converse said she would like to work with the subcommittee that was set up at the last annual meeting, including Terry Duenas, utilizing the Planning Dept.'s thorough input, prior to the next meeting. She noted that the goals for Community Housing need to come from CPC.

- Chair Counsell said he liked the suggestion of updating the fonts and format in the CPC Plan to reflect those of other Planning Department documents. Ms. Jenkins noted that the Planning Department has an on-call graphic designer that helps with some of their publications like this. She offered for Steve and other CPC members to send suggestions of favorite projects and photos in order to work with the Communications Department to clean up the appearance of the CPC Plan. Chair Counsell mentioned that most of the other CPC Town plans are professionally prepared by consultants and Barnstable CPC is one of few that updates the plan internally.
- James Tenaglia said that Recreation priorities seem to be missing from the Open Space section of the plan and he would like to add the priorities that the Recreation Commission identified from their field tours. He said that CPC has already started to fund some of the prioritized projects, but there still are 6 or 7 remaining. Ms. Jenkins agreed that parity between sections of the plan is a goal of editing, and it does appear that there is not a separate section that addresses Recreation, but that Recreation can work offline to create a separate section; CPC members agreed.
- Steve Robichaud noted that, in the past, the Town Manager has presented a CP financial report that included graphs and charts, and he suggested these could also be used in the CPC Plan. All agreed this is a good suggestion, and Ms. Jenkins said she would work with Finance Director Milne to import these graphics.

- Marilyn Fifield suggested that Historic Preservation Restrictions associated with CP funded projects could also be graphed to demonstrate the restrictions as a benefit of CP funding. She added that Housing and Conservation Restrictions could also be included in that graph of all CPA restrictions in place. Deb Converse noted that it would be interesting to know how many units are actually affordable and counted. Ms. Jenkins said that there is a Conservation Restriction and Open Space spreadsheet that underlies the data that goes into the Open Space and Recreation Plan. Chair Counsell noted there are approximately 10 to 12 Historic Preservation Restrictions. For affordable housing that is counted, Ms. Jenkins said she has a list of SHI housing units which are counted by the State under Chapter 40B with the 10% affordable-unit goal, adding that these units are cataloged and monitored. Chair Counsell noted that there are housing projects that CPC has funded in support of the retention or support of units as affordable that will not be counted as new units on the SHI. Ms. Jenkins explained that the Everleigh project had a Town of Barnstable inclusionary component so, in that case, there were 230 units with 10% affordable per the inclusionary ordinance, so there were 23 new affordable units that counted on the SHI. She added that Chapter 40B requires at least 25% of the units to be affordable, although in a 40B project, all of the units of the project count on the SHI. Deb Converse said this distinction should be made on the list of affordable units.

Public Comment was again requested by Chair Counsell and no one from the Public came forward. No Public-Comment correspondence was received while the Annual Public Hearing was open from November 15, 2021, to December 20, 2021.

Motion was made by Tom Lee and seconded by James Tenaglia to close the Annual CPC Public Hearing and continue discussion of the CPC Plan revisions to the next regularly scheduled CPC meeting agenda January 24, 2022, and to adjourn the Annual CPC Public Hearing. Motion passed with a unanimous roll call vote of the members present. 8 Aye, 0 No. Meeting adjourned 5:55 p.m.

CPC members all thanked Elizabeth Jenkins for her assistance, and she replied that she looked forward to working further with CPC.

List of documents/exhibits used by the Committee at the meeting:

Exhibit 1 – CPC Annual Meeting Agenda, December 20, 2021.

Exhibit 2 – CPC Annual Public Hearing Draft Minutes – November 15, 2021.

Exhibit 3 – Draft Fiscal Year 2022 CPC Plan with suggested revisions noted – Elizabeth Jenkins, Planning & Development Director.

Exhibit 4 – Research of other Town's CPC Plans and Websites by Stephen Robichaud.

Respectfully submitted,

Ellen M. Swiniarski

CPC Coordinator

and edited by CPC Clerk Marilyn Fifield

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 Deborah Converse – Housing Authority • Farley Lewis – At Large • Jessica Rapp Grassetti – Town Council Liaison

Monday, December 20, 2022
Regular CPC Meeting DRAFT Minutes
Remote Access Meeting Via Zoom Link: [https://zoom.us/93010039470](https://zoom.us/j/93010039470)
6:00 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Absent
James Tenaglia	Present
Deborah Converse	Present
Stephen Robichaud	Present
Farley Lewis	Present
Jessica Rapp Grassetti – TC Liaison	Present

With a quorum present, Chair Lindsey Counsell called the meeting to order at 6:00 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 is taping this meeting and to please make their presence known.” No one present was recording the meeting.

Call to Order (Roll Call)

Present: Tom Lee, Marilyn Fifield, James Tenaglia, Farley Lewis, Terry Duenas, Deb Converse, Stephen Robichaud and Lindsey Counsell.

Minutes

The motion of Marilyn Fifield was seconded by Tom Lee to approve the October 18, 2021, Regular CPC Meeting Minutes as submitted. Motion carried with a unanimous Roll Call Vote: Yes - 8, No – 0.

Letters of Intent

- **Letter of Intent from Cotuit Federated Church, 40 School Street, Cotuit, seeking \$170,000 in Community Preservation Historic Preservation funds for the restoration, preservation, and installation of stained-glass windows; replacement of exterior shingles with historical shingles; fire protection system; 15% contingency. The estimated cost for the entire project to preserve and expand the building is \$3.9 million with \$3.1 million raised through donations.**

Ms. Jennifer Loughran said that Pastor Angela Menke-Ballou and other building expansion team members were present to answer any questions that the Committee members may have. Ms. Loughran narrated a PowerPoint presentation outlining milestones of the Cotuit Federated Church. She explained that groundbreaking occurred a month ago with the demolition of the garage and removal of trees to make way for excavation and foundation that was poured. She noted a timeline for completion by October 2022. Ms. Loughran reported that the \$3.1M that was raised came from the community and church members, and the budget includes a contingency factor of 15% from Conserve for a budget total of \$3.9M, explaining that the grant coordinator, Pam Morrill, is helping with grant opportunities and other ways to raise funds to bridge the gap. She noted that the Community Preservation Historic Preservation funding request as mentioned in the Letter of Intent is for historical windows, exterior shingles, and fire protection.

Pastor Angela Menke-Ballou continued narrating the PowerPoint, illustrating the original building from 1901 with its original entrance on School Street that will return in this restoration project. She noted a 1941 expansion of the sanctuary that had changed the entrance as well, adding that the Barnstable Historical Commission requested this door entrance be moved back. Pastor Menke-Ballou discussed the reuse of windows found in the attic with a depiction of what the building will look like from all sides. She also noted that the shingle exposure will be narrow, returning the historical appearance.

Chair Counsell said that this project had been pared down considerably from the original request, deleting items ineligible for Community Preservation funding. He noted that the Barnstable Historical Commission would need to vote on this project's CPA funding eligibility in the coming month. Deb Converse reminded about the Kaplan case regarding stained glass windows with a religious message, and the Chair clarified that only the diamond windows from the attic with no religious message would be considered eligible for Community Preservation funds. The vote for the Letter of Intent was held off until the January 24, 2022, meeting to allow for determination of local significance by the Barnstable Historical Commission.

- **Letter of Intent from Town of Barnstable Department of Public Works seeking \$1,352,336 in Community Preservation Open Space/Recreation funds for the installation of a new accessible playground located at the Osterville Recreation Building. Work will include the grading of an area near the new tennis courts to create access from the parking area and West Bay Road, along with installation of new playground equipment to be coordinated with the community, as well as shade structure, benches, tables, patio, accessible surfacing, retaining wall, landscaping, sidewalk, water bottle filling station, and an accessible path, all with completion estimated by Spring 2023.**

Town Architect Mark Marinaccio narrated a PowerPoint presentation outlining the Department of Public Works request for funding for a new playground in Osterville. He detailed the background from 2016, when the Town Council appropriated CIP funds to demolish the Bay School and the Recreation building. He said the Bay School was demolished, and combined CPC and CIP funds were used for the installation of tennis courts in 2017. He continued that the Osterville tennis courts were the last to be constructed, and they included lines for pickleball courts as well as some parking

improvements. In 2018, he said, the Town Council approved funds to design and develop a new recreation building for the site, and in 2019 CIP funding for construction of the softball field and parking improvements, and now, in 2021, DPW is seeking funding for design and construction of a new playground. His PowerPoint slides depicted renderings developed with the Osterville Civic Association of all the elements of the site, including tennis/pickleball courts, softball field, new playground, basketball, street hockey area, a new restrooms/recreation building, parking, and new walking path. Another slide depicted a schematic of the playground design that will be further developed with input from the community. Mr. Marinaccio explained that equipment areas will be designed for two age groups: preschool to kindergarten and 1st grade to 8th grade. Further, he said, a needed shade structure is included, along with a water bottle filling station, benches, and a patio area. He said any construction for a new building would be staged in the multipurpose field which is not scheduled for construction until after the recreation building is built. Committee members discussed the status of playground funding as well as the size of the solar trash compactor. Mr. Marinaccio explained that the trash compactor is only 5 ft x 5 ft and will be screened. Chair Counsell said that the Letter of Intent will need to be reviewed by the Legal Department to ensure all items are eligible by the next CPC meeting in January.

- **Letter of Intent from Town of Barnstable Department of Public Works seeking \$880,500 in Community Preservation Historic Preservation funds for Phase I restoration work for the Zion Union Heritage Museum building. Work will include siding, door replacements, window repairs, handicapped accessibility improvements and site improvements with an estimated completion date of Spring 2024.**

Town Architect Mark Marinaccio introduced Mr. Richard Ventrone, who has been working for the Town of Barnstable for four months and has a very distinguished background in historic preservation. Mr. Ventrone noted his background in historic preservation, including the White House in Washington D.C. and documentation of several historic buildings in that area. He then narrated a PowerPoint presentation outlining the Department of Public Works funding request for \$880,500 in Community Preservation Historic Preservation funds.

Mr. Ventrone explained that buildings like Zion Union Heritage Museum were simple and not considered significant because one of the National Register criteria has been significance, and this is usually related to architectural significance. He noted that the Zion building is among only 2% of the 95,000 buildings on the National Register that are associated with Black history and culture. He said this was mostly because they were the folks that did not have money to build large important structures, noting that Zion was founded by a Black woman who was told to form her own church because she was told she did not belong to another church, and that is what she did. With illustrations of the original appearance of the church along with a photo of the additions, Mr. Ventrone explained that Phase I will bring the smallest part of the original building back to prominence by restoring the windows and the exterior to their original appearance. Other slides demonstrated missing components, rot and noncompliance with ADA accessibility. Mr. Marinaccio mentioned that there is also a CIP request of \$224,873 associated with this project to fund some of the needed interior improvements, such as mechanical equipment, finishes and insulation. Terry Duenas spoke in favor of supporting the compelling history of the building. Mr. Marinaccio explained that Phase

It will be funded through the CIP process and will include a full evaluation of the building, including drainage, adding that the property is leased, and maintenance of the property will go through Property Management, also noting that Structures and Grounds has performed some work and replaced two stairways that were impassible. Chair Counsell noted that this Letter of Intent required review by the Legal Department for eligibility, and he postponed the CPC vote until the January 24, 2022, meeting.

Applications

- **Application from Barnstable Little League seeking \$300,000 in Community Preservation Open Space/Recreation funds to construct a professional, safe, clean restroom facility together with a concession stand and officials' locker room to support the existing complex of 3 Little League fields. The restroom facility will be coordinated with and made available to Barnstable Community Innovation School students and staff to support recess period. The estimated cost of the total project is \$492,000 with matching funds and in-kind donations totaling \$150,000.**

Mr. Ed Pesce, engineering consultant for the project, began a PowerPoint presentation and noted that Mr. Jonathan Stone, the new Barnstable Little League President, was also present, along with two members of the Rest Room and Concession Stand Facility Project Committee, former Little League President Michael Clark and also Recreation Commissioner Joe O'Brien. Mr. Pesce detailed Barnstable Little League background, explaining that they operate and manage 4 fields owned by the Town of Barnstable on Town property at their own expense. He said two are relatively new fields created in 2015 and 2017 behind the current Barnstable Community Innovation School, including Fenway Cape Cod, noting a letter from the Boston Red Sox allowing use of their logo and their Fenway Green Monster, which is a protected design. He also cited prior work at the site in improving the overall stormwater management system, which was nonexistent before and left flooded, unusable fields for parts of the year. Mr. Pesce provided a slide that depicted a 1st class facility and pictures from Opening Day of that facility. He noted that the project goals are to provide a new concession stand and rest room facility and sell snacks during games and competition events, but the primary goal is to provide a clean, safe restroom facility for players and their families that would be connected to the Town sewer system. He said the request to provide a changing room for Little League umpires and officials came from the League, adding that the current upgraded facilities merit a new restroom facility instead of continuing the use of porta-potties. Mr. Pesce confirmed that the Barnstable Little League intends to continue to maintain the facility at no cost to the Town, extending the strong, decades-long support and partnership with the Town of Barnstable. He noted the location of the new facility on the site plan slide in relation to the fields, explaining that it is also within a reasonable distance to the sewer hookup. He added that the proposed design and layout of the sewer line provides for future development of water and gas lines there. Mr. Pesce showed a slide depicting the building design, noting that most of the building is devoted to the rest rooms, and further explaining that it will be a 3-season facility that will be open only in the Spring, Summer and Fall. He added that the restroom facility is also proposed to be made available to the Barnstable Community Innovation School students and their staff, and it will be part of the future User Agreement between the Town and Barnstable Little League. He said the new restroom will offer a clean, safe alternative to porta-potties and use of nearby

facilities like the HYCC, adding that the concession stand will help Barnstable Little League with their ongoing fundraising efforts.

Chair Counsell noted the time and the need for Legal Department input regarding eligibility. Attorney Kate Connolly confirmed that she had sent a letter to Mark Ells in July 2021 regarding DOR allowance of the use of Community Preservation Recreation funds for bathrooms, explaining that there is some leeway now, compared to the past. She said that she would review the Application to determine the level of eligibility, and Chair Counsell said the application will be taken up at the January 24, 2022, meeting.

Adjournment

Motion was made by Tom Lee and seconded by James Tenaglia to adjourn. Motion carried with a unanimous Roll Call Vote: Marilyn Fifield - yes, Deb Converse - yes, Tom Lee -yes, Farley Lewis- yes, James Tenaglia - yes, Terry Duenas -yes, Stephen Robichaud, and Lindsey Counsell - yes.

Meeting adjourned at 6:58 p.m.

Next Regularly Scheduled CPC Meeting – January 24, 2022

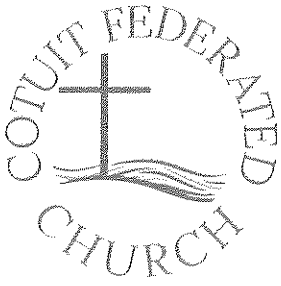
List of documents/exhibits used by the Committee at the meeting:

- Exhibit 1 –CPC Agenda, December 20, 2021.
- Exhibit 2 – CPC Minutes from the October 18, 2021, meeting.
- Exhibit 3- Letter of Intent –Cotuit Federated Church
- Exhibit 4 – Power Point Presentation – Cotuit Federated Church
- Exhibit 5 – Letter of Intent – DPW -Osterville Recreation Building Playground
- Exhibit 6 – Power Point Presentation – DPW Osterville Recreation Building Playground
- Exhibit 7 – Letter of Intent – DPW – Phase I Zion Museum Restoration
- Exhibit 8 - Power Point Presentation – DPW – Phase I Zion Museum Restoration
- Exhibit 9 - Application – Barnstable Little League restroom/concession stand.
- Exhibit 10- Power Point Presentation – Barnstable Little League Facility Building

Respectfully submitted,
Ellen M. Swiniarski
Community Preservation Coordinator
Planning & Development Department
and edited by CPC Clerk Marilyn Fifield

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**



COTUIT FEDERATED CHURCH

40 School Street • Post Office Box 436 • Cotuit, MA 02635

January 20, 2022

Mr. Lindsey B. Counsell, Chair
Community Preservation Committee
Town Hall, 3rd Floor
367 Main Street
Hyannis, MA 02601

Dear Mr. Counsell,

Thank you for the opportunity to submit a Letter of Intent on behalf of the Cotuit Federated Church (CFC) to apply for funding from the Barnstable Community Preservation Committee. We are proud of our rich heritage and the historical significance of our church.

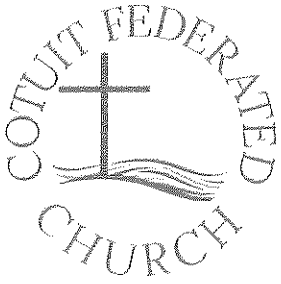
The CFC is requesting \$200,000 to help preserve aspects of the historic church building as part of a comprehensive preservation and expansion project. The \$200,000 request includes restoration, preservation and installation of historic stained-glass windows; replacing outside shingles with historical shingles; a fire protection system; removing and relocating the historic entry doors to a new location that will require an ADA approved ramp to the entrance; and a 15% overall contingency. Assistance from you in identifying qualifying projects for CPC support has been invaluable.

Please note that representatives from CFC have met with the Barnstable Historical Commission members on several occasions to seek a designation as a historically significant building. Several requests were made to make changes in the design as it relates to historical significance of the building – both the placement of the stained-glass windows and the placement of historic entrance doors to the Main Street-facing side. At the most recent meeting of the Commission on January 18, 2022 a vote in the affirmative to our request to be recognized as a building of historical significance was passed. A letter from the Historical Commission to the CPC should be received prior to your scheduled meeting on January 24, 2022.

The overall CFC Preservation and Expansion Project also includes adding pews to the sanctuary, expanding the altar space, moving the front entrance to a more handicapped accessible location, adding elevators and the construction of a new community building and administrative office space.

No matter who you are or where you are on life's journey, you are welcome here.

[508] 428-6163 • www.cotuitfederatedchurch.org



COTUIT FEDERATED CHURCH

40 School Street • Post Office Box 436 • Cotuit, MA 02635

Five years ago, CFC's Building Expansion Team (BET), with input from church members, decided to launch a major capital campaign for preservation and expansion of the current building. ConServ (conservgroup.com) has worked with our committee on the architectural and construction details. Capital campaign counsel from Boston, CCS Fundraising (ccsfundraising.com) was engaged to shepherd the fundraising effort.

The goal for the entire project is \$3.9 million. To date, we have raised over \$3.39 million in cash and pledges from congregation members and the community.

Steps along the way have included constant progress updates to the members and community; public hearings and input from focus groups and questionnaires; meeting with community partners and abutters; and gaining the trust of the Cotuit community and larger Barnstable community in general. We have made every effort to confer with and inform our stakeholders at each step.

We look forward to submitting a complete application with additional details about the work needed to preserve this historic building. We have architectural plans, budgets, drawings, photos, case statements and reports. Covid 19 pandemic temporarily affected our forward plans. However, we have been active in pursuing the capital campaign and a construction schedule.

I look forward to discussing this project further with you at the January 24th meeting to answer any questions you may have.

Thank you for your support.

Sincerely,
Rev. Angela Menke-Ballou
cotuitpastor@comcast.net

No matter who you are or where you are on life's journey, you are welcome here.

[508] 428-6163 • www.cotuitfederatedchurch.org




The Town of Barnstable
Department of Public Works
382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: October 19, 2021
From: Mark R. Marinaccio, AIA, Town Architect
To: Mark S. Ells, Town Manager 
Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee
Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee**
Centerville recreation playground
OSTERVILLE

Dear Mr. Counsell:

Please accept this Letter of Interest for a new playground at the Osterville Recreation Building.

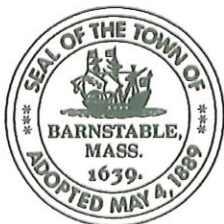
As you and the committee are aware a new playground in Osterville is much needed. The existing playground was removed for safety reason a few years ago, and repurposed playground equipment with wood fiber surfacing was relocated to the site. A new accessible playground with a theme developed by the community would be preferred. This would be part of a continued restoration of the site for recreational use.

We are proposing grading an area near the new tennis courts in order to create accessibility from the parking area and West Bay Road. Work will also include installation of new playground equipment as coordinated with the community, shade structure, benches, tables, patio, assessable surfacing, , retaining wall, landscaping, sidewalk, water bottle filling station, and accessible path.

The Department Of Public Works is seeking funding in the amount of \$1,352,336 for the installation of a new playground. We are estimating completion of the project in the spring of 2023.

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.


Mark S. Ells, Town Manager




The Town of Barnstable
Department of Public Works
382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: November 15, 2021
From: Mark R. Marinaccio, AIA, Town Architect
To: Mark S. Ells, Town Manager 
Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee
Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee**
Zion Union Heritage Museum Improvements

Dear Mr. Counsell:

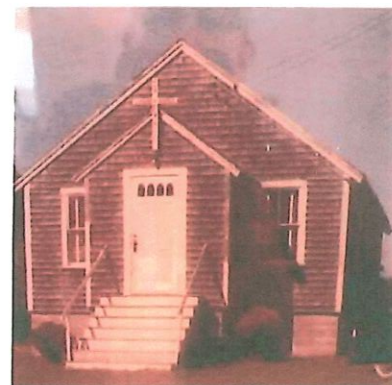
Please accept this Letter of Interest for restoration work to the Zion Union Heritage Museum.

Constructed in 1920 the building is in need of extensive restoration including siding, door replacements, windows repairs, handicapped accessibility improvements, and site improvements.

The Department Of Public Works is seeking funding in the amount of \$880,500 For phase 1 restoration work.

We are estimating completion of the project in the spring of 2024.

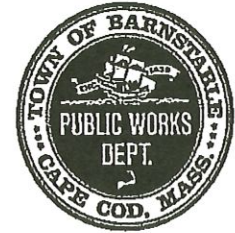
Thank you for your consideration of this request and please contact us if you have any questions or if we can provide any additional information.




Mark S. Ells, Town Manager



The Town of Barnstable
Department of Public Works
382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Received
January 6, 2022
February 19, 2024

Date: February 19, 2024

From: Mark R. Marinaccio, AIA, Town Architect

To: Mark S. Ells, Town Manager

Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee

Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee**
West Barnstable Railroad Depot Roof Restoration

Dear Mr. Counsell:

Please accept this Letter of Interest for Historic Preservation funding for restoration of the West Barnstable Railroad Depot.


The historic building sits within the Old Kings Highway Historic District as well as the West Barnstable Historic District. The building is listed as contributing to the national historic district, and is listed as a Massachusetts Cultural Resource.

The building currently houses the Cape Cod Chapter of the National Railway Historical Society.

The proposed restoration work will include removal and salvage of the existing clay tile roof, repair of deteriorated roof sheathing, waterproofing and reinstallation of the historic roof tiles. Work will also include repairs to the existing windows, building trim, interior ceiling repair and associated elements as funding allows.

The Department Of Public Works is seeking funding in the amount of \$670,000 for design and restoration of the building. We are estimating completion of the project in the summer of 2022.

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.


Mark S. Ells, Town Manager



PESCE ENGINEERING & ASSOCIATES, INC.

43 Porter Lane
West Dennis, MA 02670
Cell: 508-333-7630
epesce@comcast.net

December 15, 2015

Lindsey B. Counsell, Chairman
Town of Barnstable
Community Preservation Committee
367 Main Street
Hyannis, MA 02601

Subject: Proposed Barnstable Little League Restroom & Concession Facility
CPC Application, 165 Bearse's Way, Hyannis, MA

Dear Chairman Counsell and Members of the Committee,

On behalf of my client, The Barnstable Little League, please find attached the following information for your review, in preparation for the upcoming CPC meeting:

1. CPC Funding Request Form
2. CPC Application
3. Proposed Project Budget
4. Aerial Photo map showing the project location
5. Site Plan & Architectural Design Plan (reduced - 2 Sheets), dated February 15, 2021 and April 12, 2021 respectively.

Thank you for your help with this project, and I look forward to our discussion with the Community Preservation Committee regarding this request next Monday

Sincerely,

Edward L. Pesce, P.E., LEED® AP

Attachments

cc: Mr. Jonathan Stone, Barnstable Little League

CPC APPLICATION (PAGE 1)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. Applicants must provide the first draft of their restriction to the CPC Project Coordinator. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Submission Date: December 14, 2021

Project Title: Proposed Barnstable Little League Concession & Restroom Facility

Project Map/Parcel Number: Map #309/ Parcel #008

Estimated Start Date: August 5, 2022

Estimated Completion Date:

Purpose (please circle all that apply):

Open Space

Community Housing

Historic

Recreation

Town Affiliation**

Public

Private

Non-Profit

Partnership (Describe below #3)

(**Applications must be approved by the Town Manager prior to submission)

Applicant Contact:

Name: Mr. Jonathan Stone, President

Organization (if applicable): Barnstable Little League

Address: P.O. Box 912 Centerville, MA 02632

Mailing Address: same as above

Daytime Phone #: 508-272-4811

E-mail Address: jonathandstone12@gmail.com

Primary Contact (if different from applicant contact):

Name: Edward L. Pesce, P.E., Pesce Engineering & Associates, Inc.

Address: 43 Porter Lane, West Dennis, MA 02670

Mailing Address: same as above

Daytime Phone #: 508-333-7630 (cell)

E-mail Address: epesce@comcast.net

CPC APPLICATION (PAGE 2)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation/ housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. Applicants must provide the first draft of their restriction to the CPC Project Coordinator. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Budget Summary:

Total budget for project: Approximately \$492,000

CPA funding request: \$300,000

Matching funds (committed/under consideration): Approx. \$25,000 has been committed by the Barnstable Little League, with fundraising goals of an additional \$50,000 + this year. Additionally, approximately \$75,000 has been pledged so far by multiple contractors for donated labor, materials, and engineering design & permitting.

Please address the following questions:

1. Project summary (description and goals): To construct a professional, safe/clean restroom facility, together with a concession stand and officials locker room to support the existing complex of 3 little league fields. This restroom facility will also be coordinated with, and made available to, BCIS students & staff to support recess period

2. How does this project help preserve Barnstable's character? This new facility will allow for the clean/safe use of restrooms at the existing field complex. for players and families, eliminating the present unprofessional & undesirable use of portable toilets. The officials locker room will address this missing feature, and concession stand operations will serve to provide a source of fund raising to support the League for Barnstable youth/players.

3. Partnership(s) Description:

There is no formal partnership, but the applicant has coordinated with multiple contractors who have pledged their support of the community through this project.

4. Provide a detailed project timeline: Construction start of utility work on/about August 5, 2022 (so as not to conflict with school operations when students are in session), and follow-on framing & construction - Fall 2022.

5. How does this project meet the General Criteria and Category Specific Criteria for CPC projects? This project is consistent with the present land use on the site to preserve & enhance therecreational character and use on this parcel. Additionally, this project has the support of the Barnstable School Committee, and the BCIS Principal. The applicant is leveraging privately donated funds and contractor services, and will maintain this facility at no cost to the Town of Barnstable, which will maximize the use of land already owned by the Town for recreational use.

6. Provide a detailed budget, including the following information, as applicable: (Fiscal Year, Total Cost, CPC Funds Requested, Other Sources of Funding sought and received, and cost estimates/quotes received): See attached project budget

7. Assessors office identification map and map and parcel number:


Signature of Applicant Jonathan Stone, President
Barnstable Little League

12/15/21
Date

Signature of Applicant Partnership

Date

**Additional information may be provided as well as requested.

Barnstable Little League Concession Stand & Restroom Facility Project Budget

<u>Description</u>		<u>Estimated Cost</u>
Site Work and utilities construction, including tree clearing, site prep., bldg. foundation excavation, Grinder pump & install, utility trenching (water, gas, electric & sewer lines), pavement sawcutting & asphalt repairs, gravel driveway, loam & seed, site grading & restoration		\$ 176,500
Footing & Foundation forming & concrete		\$ 33,000
Framing, roofing & materials		\$ 74,800
Electrical, fans & lighting		\$ 20,500
Plumbing work, toilet partitions, water heater & fixtures		\$ 52,500
Doors, windows, locks, roll-up window & installation		\$ 17,500
Exterior Painting, Trim & Finishes		\$ 12,500
Design, Construction & Permitting Services, including Engineering & Achitectural (design plans, Foundation As-Built Survey & As-Built Plan, construction inspections)		\$ 25,000
Wrap-around Deck, footings & stairs		\$ 35,000
	Subtotal	\$ 447,300
Contingency (10%)		\$ 44,730
	Project Total	\$ 492,030



165 Bearses Way, Hyannis, MA

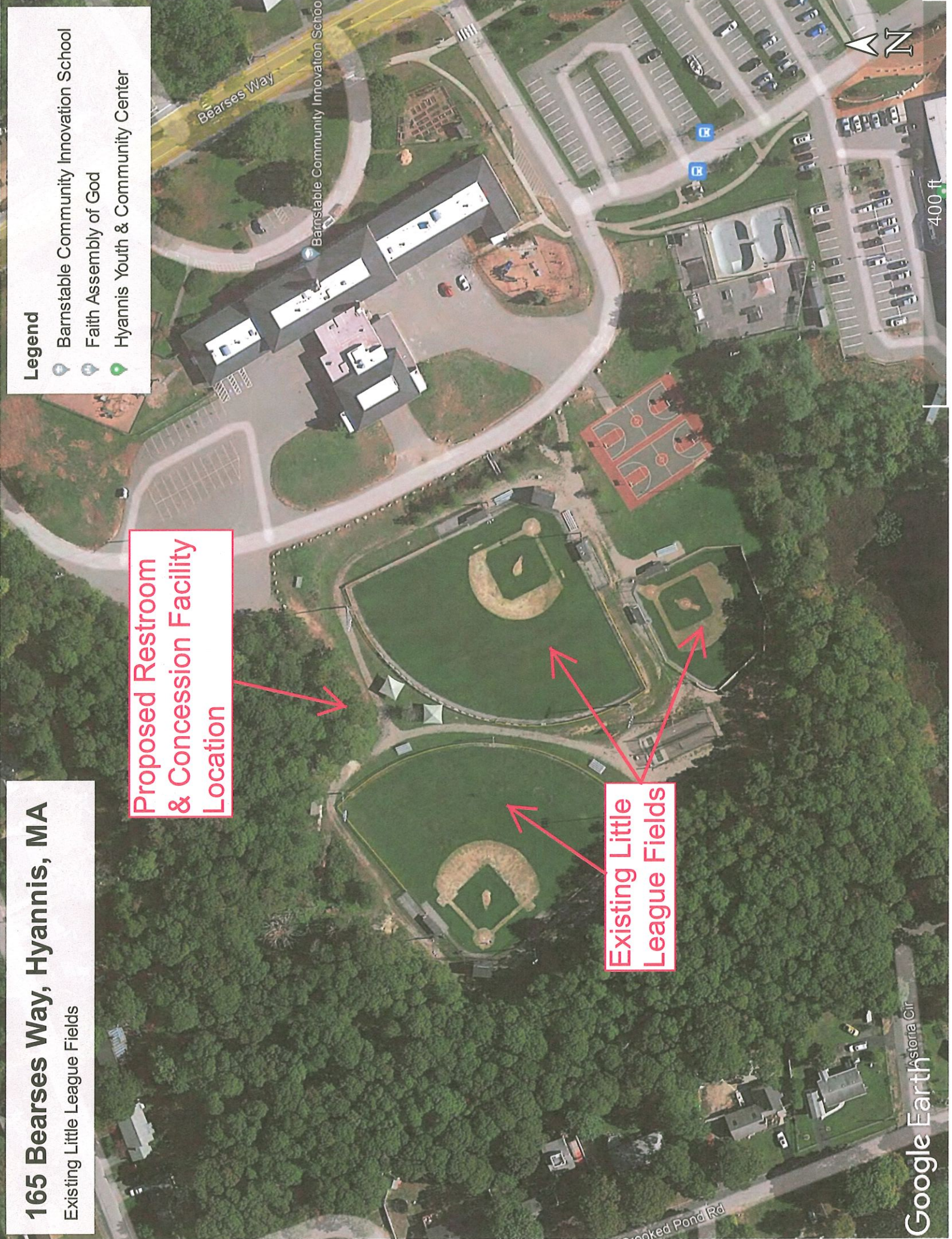
Existing Little League Fields

Legend

- Barnstable Community Innovation School
- Faith Assembly of God
- Hyannis Youth & Community Center

Proposed Restroom & Concession Facility Location

Existing Little League Fields





LOCUST MAP
SCALE 1" = 200'



EDWARD L. PEASE, P.E.
DATE

165 BEARSES WAY
IN
HYANNIS
MASSACHUSETTS
(BARNSTABLE COUNTY)

**PROPOSED
CONCESSION STAND &
RESTROOM FACILITY**

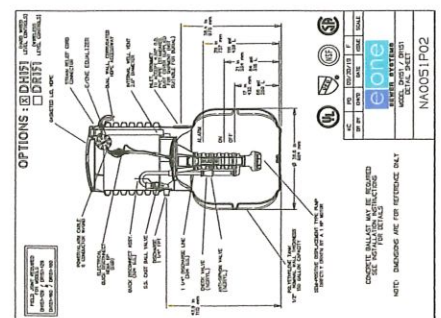
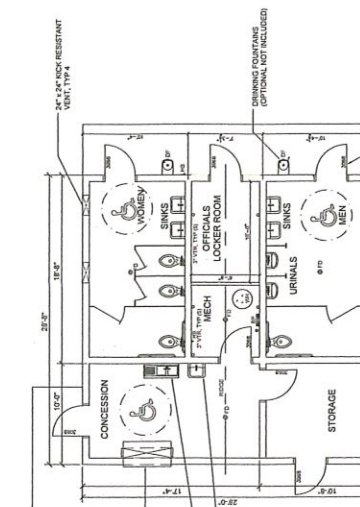
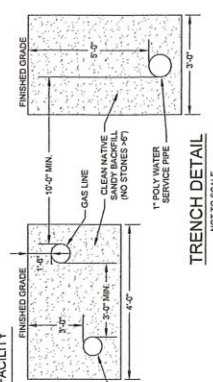
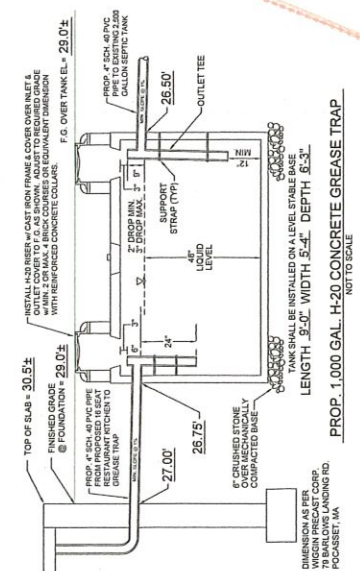
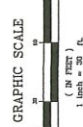
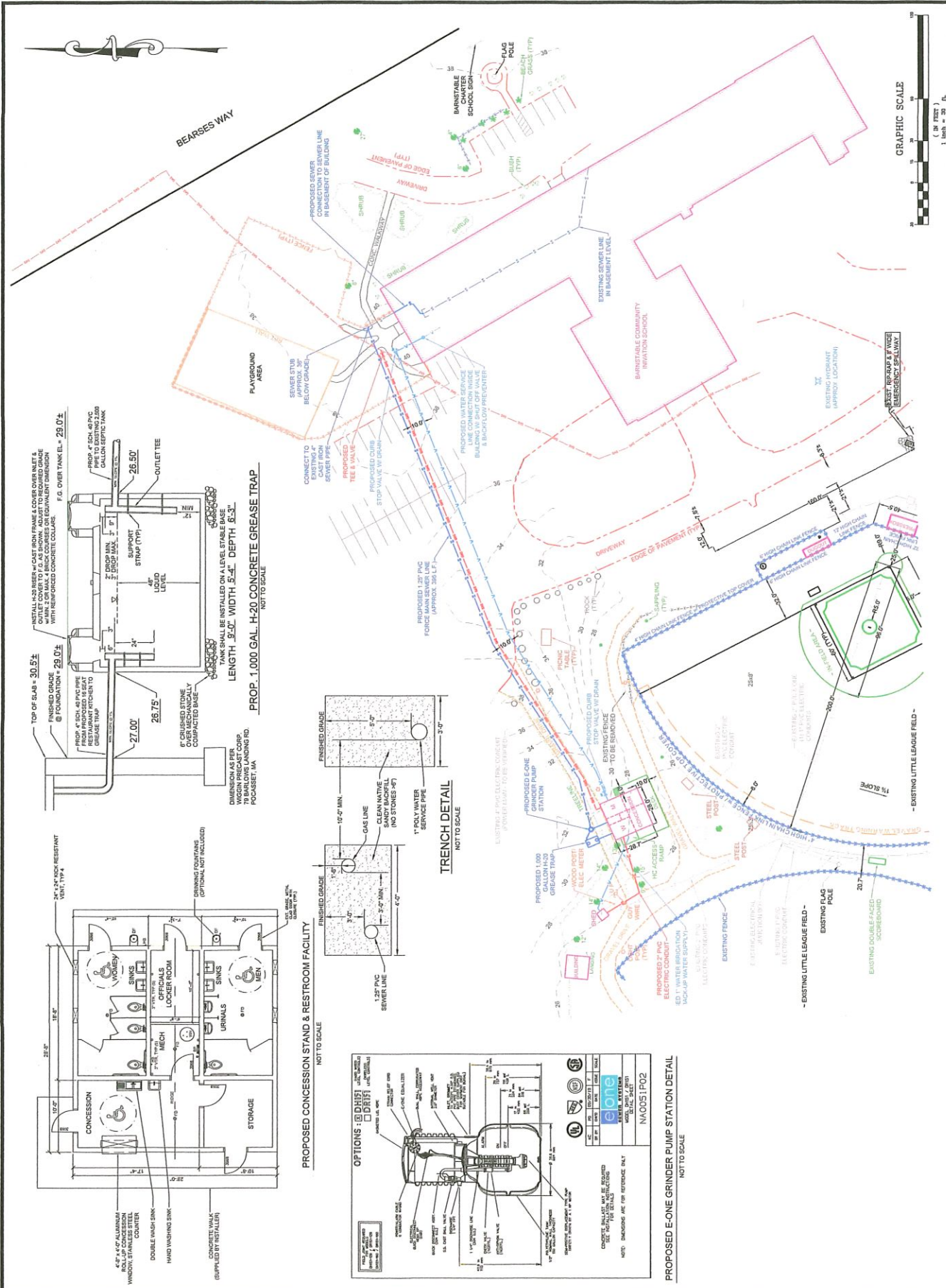
NO. DATE
DESC.

PREPARED FOR:
BARNSTABLE LITTLE LEAGUE
PO BOX 912
CENTERTVILLE, MA 02632

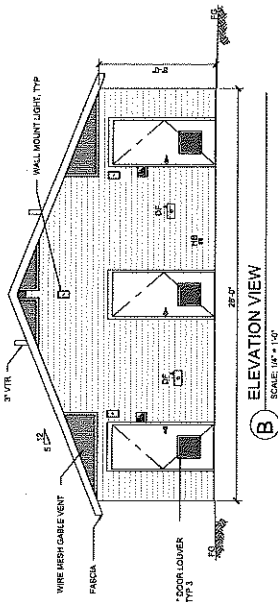
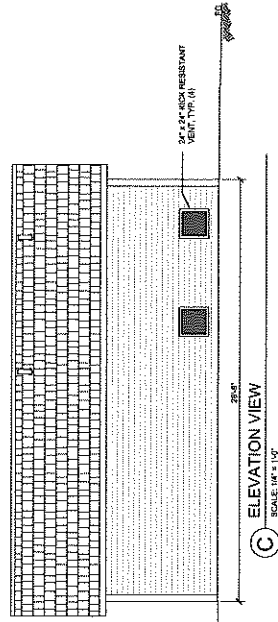
ENGINEERS BY:
PEASE ENGINEERING & ASSOCIATES, INC.
Edward L. Pease, P.E., LEED AP
West Barnstable, MA 02579
PHONE: 508-337-4339

DATE: JANUARY 8, 2020
FIELD: CHAIC
CALC. DESIGN: JC
DRAWN: JC
CHECK: ELP
JOB NO. 2771

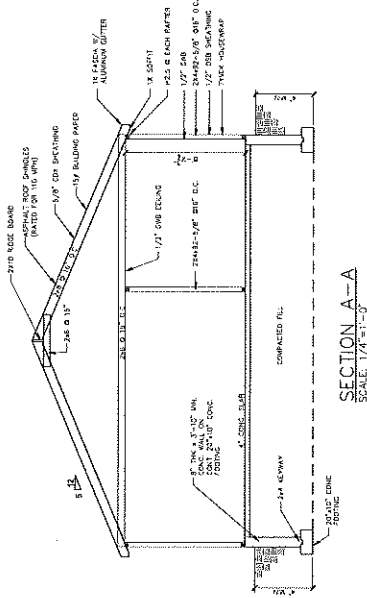
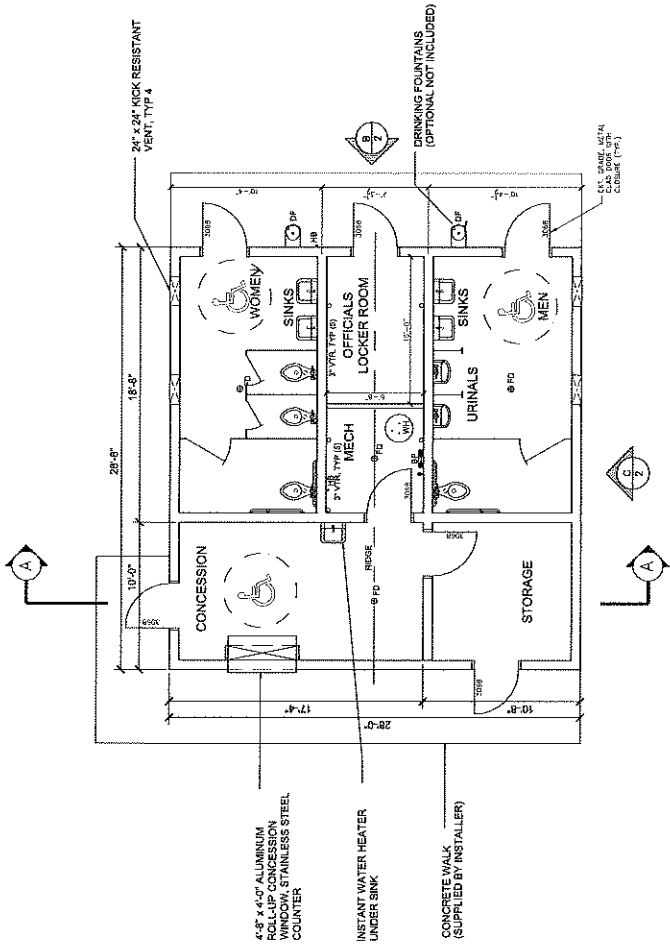
SHEET 1 OF 1



NA0051P02



THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE PROPOSED PROJECT. ALL DIMENSIONS AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE.



BARNSTABLE LITTLE LEAGUE	
SCALE: 1/4" = 1'-0"	DATE: 8/2/2024
DRAWN BY: JLD	PROJECT: 41020241
PREPARED BY: PESCE ENGINEERING, INC.	
165 BEARSES WAY HYANNIS, MA 01901-2371	

RE: Barnstable Little Project Coordination - UPDATE with All Answers to Questions

Ed Pesce [epesce@comcast.net]

Sent: Wednesday, January 19, 2022 3:56 PM

To: Lindsey Counsell [lindsey.counsell@gmail.com]; Swiniarski, Ellen

Cc: Jonathan Stone [jonathandstone12@gmail.com]; Michael Clark [mjclark197@comcast.net]; Joseph OBrien [jobrien65@yahoo.com]; Ells, Mark; Connolly, Kathleen; jeffreymendes8@gmail.com; Anthony, David; Matthewlevesque02648@gmail.com; Nikolas Atsalis [precinct4nja@gmail.com]

Hello Lindsey & Ellen,

I have the full set of Answers to the Questions posed to me by Lindsey, and I thought I would recap them all in this e-mail for ease in sharing with the CPC members. Here they are:

[Original Questions from Lindsey Counsell \(shown in Black\) to me on 12 Jan 2022, with Answers in BLUE\):](#)

Ed:

Thanks for this note regarding the School Department support of this project. I have some questions that come to mind in this regard.

What is the league schedule for the season? April 30th - June 19th

How many tournaments per year? This season the Barnstable LL is planning 2-3 All Star tournaments for month of July (pending allowable COVID conditions to do so).

What is the attendance? 104 people per game for at least 2 fields at same time (13 per team, two teams per field, approx. 1 family member per player). There are 4 games per day minimum, meaning 208 people on average for regular league game per day.

What's the anticipated operational budget per year for this building and for field maintenance? The Barnstable LL budgets approximately \$10,000 per year for the operation & maintenance of the 3 fields that they presently manage during their season behind the BCIS. This includes professional lawn mowing & fertilizer services from a local company, and covers the expenses associated with buying materials for the fields (i.e., foul line chalk, clay-blended infield & pitcher's mound soils, etc.)

Is the School Department taking over management and maintenance of this building when the league is not using the site?

We discussed that this building is a Town Building on Town Land, and that the management and maintenance of the building will become part of the User Agreement to be prepared with the Town (Dave Anthony). We did discuss Non-LL season periods, and how the shared use with the School would work (during a conference call/Zoom with Principal Cathy Milne and Facilities Director Mike Lambros). We all agreed that the use of the facility should be centrally managed, so that the responsible party for clean-up after weekend use (as an example) will be clear. We agreed that this should be part of the pending User Agreement. Mike Lambros mentioned that he has a staff member that could likely be the central point of contact for the scheduling of the facility for all. Again, this will be part of the User Agreement.

Is the School Department willing to assume all maintenance if the league discontinues play at this site?

This has already been asked by you and answered previously. The Barnstable LL has a considerable investment of time, money and materials at this baseball complex, and will NOT discontinue play at this site. It has become a valuable part of the LL program of game play & practice sessions, and our proposed project only serves to enhance the previous investments made by the LL, the Town (thru previous CPC funding of projects here), and others in the community that have made donations. This project only solidifies the LL's commitment to continue to use these facilities.

To use another phrase – besides the Town, the Barnstable Little League has significant “Skin in the Game” at this location, and because of this, is motivated and committed to continue to use this field complex. Again, this latest project only serves to solidify this commitment.

What alternatives have been considered rather than a permanent structure and why were they rejected?

Again, you have already asked us this, and it has been answered. The alternative to this facility is what is being done now: Use of portable toilets, use of toilets at HYCC (when available). When families show to watch a game or event and have little kids with them, it is extremely difficult to manage "toilet runs" as you can imagine.

The existing shed has been used as a small concession stand area, but it is not very adequate. And there are no facilities for the officials to change into uniform (believe it or not, some have seen them changing in the parking lot – this facility would remove that awkwardness).

The purpose of this facility is to provide a first class, professional and clean facility for LL Players, coaches, officials and their families to use, while allowing enjoyment of LL play. The concession area will provide a great benefit to the LL allowing it to support the League's fund raising efforts (and to support paying for families who have players, but need financial assistance to allow them to play – the league allows anyone with this financial need to play at no cost to the family).

***Thanks for your help with these questions. Please let me know if you have any questions.
Best regards, Lindsey***

I hope this helps with the background and gives a better understanding of our project.

Thanks very much, and as always, please contact me if you have any other questions,

ED

Edward L. Pesce, P.E., LEED® AP
Pesce Engineering & Associates, Inc.

43 Porter Lane
West Dennis, MA 02670

(A Veteran Owned Small Business)

Cell: 508-333-7630

Office: 508-258-5123

epesce@comcast.net

CAUTION:This email originated from outside of the Town of Barnstable! **Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!**

Re: Letter Of Support For Barnstable Little League

Nik Atsalis [precinct4nja@gmail.com]

Sent: Thursday, January 20, 2022 7:09 PM**To:** Joe Scott [JScott@robertbour.com]**Cc:** Swiniarski, Ellen; lindsey.counsell@gmail.com; mathewlevesque02648@gmail.com; precinct7@comcast.net

Thank you Joe.

On Thu, Jan 20, 2022 at 7:07 PM Joe Scott <JScott@robertbour.com> wrote:

Dear Community Preservation Committee Members,

I am writing this letter in support of Barnstable Little League's application requesting CPC funds to help with the construction costs for a new bathroom/ snack bar facility at the Lorusso Little League Complex in Hyannis. This facility would allow the league to have a clean, safe and functioning place onsite which will benefit the many families from all over the area that use the fields. The league has hosted quite a few tournaments attracting teams from all over New England and if you go down there on a spring night during the regular season people are parking up by the rinks to find a spot. With the support of many in this town and beyond including this Committee this park has really become a special place for the kids of Barnstable. When the league isn't playing the school and recreation programs are down there so the place sees a ton of action. I am happy to hear this request being brought forward because the bathrooms and running water have been an issue and on the agenda to get done for as long as I can remember. Please support this item because it will benefit many families in the community and thank you for your service!

Sincerely,

Joe Scott

Former Barnstable Little League President

Sent from my iPhone

--
Nikolas Atsalis

Town Councilor, Precinct 4

508-360-8996

CAUTION: This email originated from outside of the Town of Barnstable! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!



THE HISTORICAL SOCIETY
OF SANTUIT & COTUIT

January 17, 2022

Lindsey Counsell, *Chairman*
Town of Barnstable Community Preservation Committee
367 Main Street
Hyannis, MA 02601

Dear Chairman Counsell,

The Historical Society of Santuit and Cotuit is submitting an application for funding from the Community Preservation Committee to support the "Grand Plan to Expand" campaign. The purpose of this project is to safeguard the exhibits, archives and artifacts storage areas throughout the expanded museum, Dottridge Homestead and Ice house by installing HCAC and fire alarms. These updates will help ensure that our historic collection is safely stored and/or displayed for generations to come.

The application includes a request for funds to complete the restoration of the Dottridge Homestead buttery. This is the final phase in the restoration project started in 2017.

Estimated Timeline: 2022-2024
Secured Funding: ~\$290,000 public donations
Funding Request : \$87,500

We are submitting the application along with attachments for the committee's review and consideration.

Sincerely,
Carol Zais
HSSC Development Coordinator

CPC APPLICATION (Page 1)

Submission Date: January 2022

Project Title: Grand Plan to Expand - Building a Future for Cotuit's Past

Project Map/Parcel Number: Map:034/Parcel:051

Estimated Start Date: Fall 2022

Estimated Completion Date: Spring 2024

Purpose (please circle all that apply):

Public
Historic
Non-Profit

Partnership (Describe below #3)

Town Affiliation**

****Please note: All Town CPC Applications must be approved by the Town Manager prior to submission.**

Applicant Contact:

Name: Elizabeth T. Johnson, President

Organization (if applicable): Historical Society of Santuit & Cotuit

Address: 1148 Main Street, Cotuit, MA 02635

Mailing Address: PO Box 1484, 1148 Main St., Cotuit, MA 02635

Daytime Phone #: 508-428-0461

E-mail Address: info@cotuithistoricalsociety.org

Primary Contact (if different from applicant contact):

Name: Carol Zais

Address: 86 Putnam Ave, Cotuit, MA 02635

Mailing Address: 86 Putnam Ave, Cotuit, MA 02635

Daytime Phone #: 508-561-2935

E-mail Address: carolzais@me.com

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. If the restriction is prepared by the applicant, the first draft of the restriction should be provided to the CPC Assistant. If the applicant is not preparing the restriction, a consultant will contact the applicant to assist in the drafting of the appropriate restriction after funds are appropriated. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Budget Summary:

Total budget for project: **\$500,000.00**

CPA funding request: **\$87,500.00**

Matching funds (committed/under consideration): **\$290,000.00 public donations to date**

Please address the following questions:

1. Project summary (description and goals):

Project Overview:

The Historical Society of Santuit & Cotuit (HSSC) Capital Campaign addresses several challenges facing our organization without sacrificing historical authenticity. Our main goal of the campaign is to find additional space for our archives. Our request to the CPC is to help fund the climate control and fire alarm capabilities to the spaces that will house our archives and exhibits. This will include new exhibit, archival and storage spaces in the main building, the Dottridge Homestead, and the Rothwell Ice House. These updates will help ensure that our historic collection is safely stored and/or displayed for generations to come.

Also, the application includes a request for funds to complete the restoration of the Dottridge homestead buttery (pantry).

The goals and brief description follow:

I. Create a new climate-controlled exhibit, administrative, and archival space.

The existing Fire Museum (not an original structure) will be demolished and reconstructed with a climate-controlled second-floor administrative/archival office, new gallery space, and a climate-controlled basement for additional archival and collection storage space. The ground floor will be updated to be a climate-controlled museum gallery space.

Our main problem is, in short, space shortage. A lack of sufficient space is impacting every facet of our operations. But it's the overcrowded conditions in the archives – where the documents, photographs, books, and maps so vital to historical research are kept – that's really hampering our mission to preserve Cotuit's past and tell its story. Presently, the archives occupy part of the space in a small room directly behind the Museum Store. The 10-foot-by-16-foot room does double duty as the administrative office and – given its proximity to the shop – inevitably catches some overflow in inventory (the museum shop's actual storage closets are located at some distance, over in the Fire Museum). While archival materials have been carefully catalogued and stored over the years, it can be daunting to access them without putting these often-fragile objects – not to mention the archivist – at some risk. We've also reached our capacity for accepting new acquisitions of any significant size for either the archives or the collection. It would be extremely unfortunate for us to say "no" when offered an opportunity to preserve some special connection to Cotuit's past.

II. Complete the Dottridge Preservation Project.

By eliminating the existing restroom from the Homestead, this 1808 treasure will be restored back to a more authentic representation of 19th century life by restoring the buttery (pantry) area where a restroom is now located. Once a new restroom has been installed in back of the gift shop, we will finally be able to complete the

preservation of HSSC's centerpiece, the Dottridge Homestead, a modest 1 1/2-story Cape built by one of Cotuit's first settlers and reflecting 19th-century life on Cape Cod. It is a project that's been under way since 2016. The space now occupied by the bathroom and a work closet will be restored to its original use as a pantry and buttery. This would increase the homestead's authenticity as well as create an additional point of interest for educational opportunities.

2. How does this project help preserve Barnstable's character?

The Town of Barnstable owes much of its culture and character to historical figures like Sam Dottridge and his great granddaughter, HSSC founder Nita Crawford. As we expand the museums' footprint and by adding climate control and fire alarm capabilities it will allow us to finally safely store and preserve all artifacts so they are available to educate future generations of Cotuit's rich historical heritage.

Additionally, by completing the restoration of the Dottridge Homestead it will allow us to better represent the Homestead for the increasing number of visitors to the Homestead each year.

3. Partnership(s) Description: N/A

4. Provide a detailed project timeline:

Phase 1: Installation of climate control in all 3 floors of the new museum to assure the best preservation of all, artifacts, in storage and on exhibit. Includes installation of insulation and HVAC systems as part of climate control improvements.

Install climate control and fire alarm throughout entire Dottridge Homestead. Install Fire alarm in Rothwell Ice House.

Phase 2: Remove existing bathroom and sink and restore area to original pantry and buttery, in Dottridge Homestead.

Phase 3: Purchase and Install new archive quality drawer unit and additional archive quality shelves

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

Historic Preservation

6. Provide a detailed budget, including the following information, as applicable: (Fiscal Year, Total Cost, CPC Funds Requested, Other Sources of Funding sought and received, and cost estimates/quotes received):

Fall 2022 thru Spring 2024

Phase 1: HVAC and Fire Alarm

\$25,000	Installation of climate controls in all 3 floors of the new museum and Dottridge Homestead to assure the best preservation of all artifacts, in storage and on exhibit.
\$7,500	Installation of insulation as part of climate control improvements in museum
\$20,000	Install fire alarm in new museum, Dottridge Homestead and Ice house for safety of all museum contents

Phase 2: Dottridge Homestead Buttery

\$15,000	Remove existing bathroom and sink and restore area to original buttery (pantry)
----------	---

Phase 3: Archival Storage

\$20,000 Purchase and install new archive quality flat drawer unit, shelving and file cabinets

Requested CPC funds Total: \$87,500.00

7. Assessors office identification map and map and parcel number: See Attachment A

Signature of Applicant

Date

Signature of Applicant Partner

Date

Signature of Town Manager (Town Affiliated Projects)

Date

Attachments:

A. Assessors Office Identification map showing parcel number -

https://townofbarnstable.us/Departments/Assessing/Property_Values/Property-Display.asp?ap=0&searchparcel=034051&searchtype=parcel&mappar=034051&ownname=&streetno=&searching=yes&streetname=&Start=&Offset=

<https://gis.townofbarnstable.us/Html5Viewer/Index.html?viewer=propertymaps&run=FindParcel&propertyID=034051&mapparback=034051%27%20target+=>

B. Recorded Deed - see below

C. MA Historical Commissions Inventory Sheet: Form B - see below

D. 3 contractor quotes for HVAC - see below

E. 3 contractor quotes for Fire alarm – see below

F. Costs of archival shelves, files and drawer unit:

Shelving:

<https://www.gaylord.com/Storage-%26-Handling-Equipment/Shelving-%26-Racks/Tennsco-Z-Line-Boltless-48%22W-Shelving-Starter-Unit-with-Particle-Board-Shelves/p/HYB09374>

4 drawer lateral file cabinet:

https://thehardwaresupply.com/products/fireking-four-drawer-44-wide-lateral-file-cabinet-4-4422-c?currency=USD&utm_medium=cpc&utm_source=google&utm_campaign=Google%20Shopping&gclid=Cj0KCCQjw-NaJBhDsARIsAAja6dMRLcJSUn7XdvX-pVmZj6E3ypaXEeEPUFFozvXPKGP0QrtAAH3M7OgaAsuAEALw_wcB

Flat file cabinet

<https://www.gaylord.com/Preservation/Document-Preservation/Flat-Files/Gaylord-Archival%26%23174%3B-Extra-Large-Locking-15-Drawer-Horizontal-Flat-File/p/HYB09312>

ATTACHMENT B

125,691

MASSACHUSETTS

Statute Form of
Quitclaim Deed

(INDIVIDUAL)

NITA M. CRAWFORD

TO

THE HISTORICAL SOCIETY OF SANTUIT
AND COQUIT, INC.

Barnstable Registry District

NOV 19 1968

RECEIVED FOR REGISTRATION
AT 12 O'CLOCK P.M. NOV 19 1968
BY REGISTRATION BOOK 223611

at o'clock and minutes m.

Received and entered with.....

..... Deeds

Book..... Page.....

Attest:

Register

FROM THE OFFICE OF

EDWIN S. MYCOCK
ATTORNEY AT LAW
HYANNIS, MASSACHUSETTS

(Please print or type)

RETURN TO →

HOBBS & WARREN, INC.
PUBLISHERS STANDARD LEGAL FORMS
BOSTON - MASS.

Form 881

I, NITA M. CRAWFORD,
of Barnstable (Cotuit), Barnstable County, Massachusetts,
being unmarried, for consideration paid, grant to

THE HISTORICAL SOCIETY OF SANTUIT AND COTUIT, INC., a Massachusetts corporation, having its usual place of business at Main Street, Barnstable (Cotuit), Barnstable County, Massachusetts, with quitclaim warrants

the land in Barnstable (Cotuit), Barnstable County, Massachusetts, bounded and described as follows:

- Westerly by Main Street, one hundred ten and 97/100 (110.97) feet;
- Southerly by land now or formerly of Cora C. Stuart Jones, one hundred fifteen and 83/100 (115.83) feet;
- Easterly by a portion of Lot 3, ninety-four and 37/100 (94.37) feet; and
- Northeasterly by Lot 6, one hundred twelve and 47/100 (112.47) feet.

All of said boundaries are determined by the Land Court to be located as shown on a plan drawn by Nelson Beare & Richard Law, Surveyors dated November 26, 1956, being No. 9216-D, as modified and approved by the Court filed in the Land Registration Office at Boston, a copy of which is filed in Barnstable County Registry of Deeds with Certificate of Title No. 23149, Land Registration Book 175, Page 69, and said premises are shown thereon as LOT 7.

So much of said premises as is included in the "DRIVEWAY" shown on said plan is subject to its use as an existing public town way.

Being a portion of the land shown on Certificate of Title No. 23361, Registration Book 177, Page 61.

This conveyance is subject to the restriction that no building or other structures shall be erected on said premises except for use of the grantees herein.

~~Witness my hand and seal this 12th day of November 1968~~

Witness my hand and seal this 12th day of November 19 68

Nita M. Crawford

The Commonwealth of Massachusetts

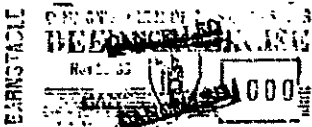
November 12 1968

Then personally appeared the above named Nita M. Crawford

and acknowledged the foregoing instrument to be her free act and deed, before me

Edwin S. Mycock Notary Public

My commission expires November 15, 19 69



(*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

9216-D with 1149

ATTACHMENT C

Massachusetts Cultural Resource Information System
Scanned Record Cover Page

Inventory No: BRN.381
Historic Name: Dottridge, Samuel House
Common Name:
Address: Main St
City/Town: Barnstable
Village/Neighborhood: Cotuit
Local No: 59
Year Constructed: c 1790
Architect(s):
Architectural Style(s): Georgian
Use(s): Museum; Single Family Dwelling House
Significance: Architecture
Area(s): BRN.Y: Cotuit Highground
Designation(s):
Building Materials(s): Wall: Wood Shingle; Wood



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

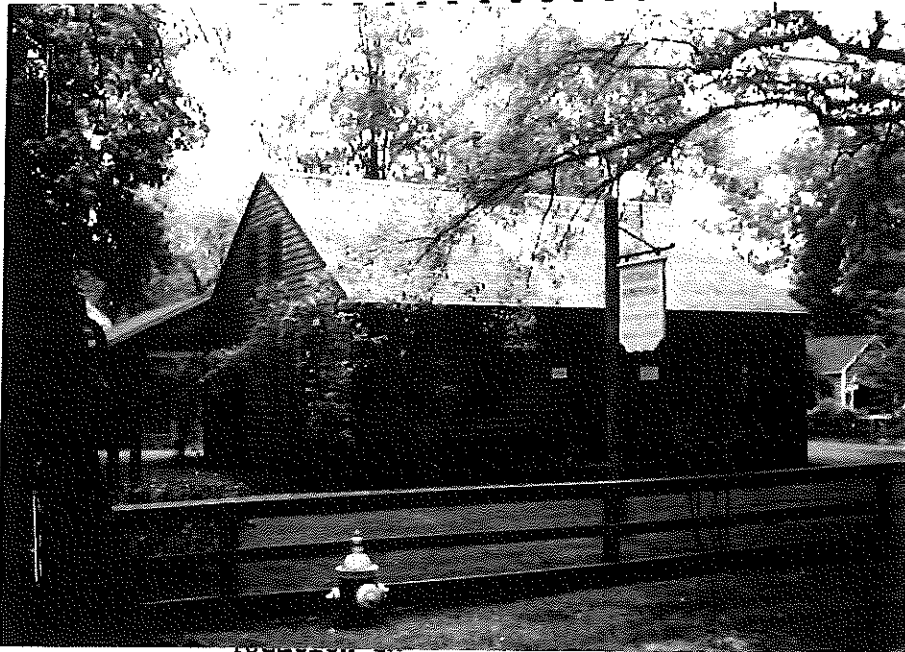
Wednesday, June 15, 2016 at 3:23: PM

BRN 381

FORM B - BUILDING

Area	Form no.
CTC	59

MASSACHUSETTS HISTORICAL COMMISSION
80 Boylston Street, Boston, MA 02116

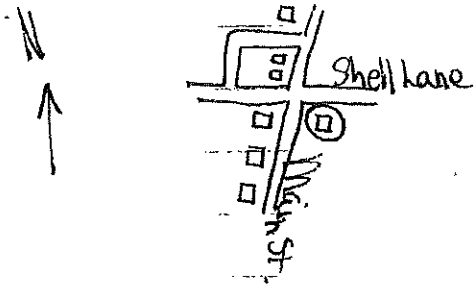


Barnstable (Cotuit-Highground)
Mass Main Street
 Historic Name Samuel Dottridge House
 Original dwelling
 Present museum
 Ownership: Private individual
 Private organization
 Santuit-Cotuit Historical Society
 Public
 Original owner Samuel Dottridge

cross streets and other buildings
or geographical features.
Indicate north.

DESCRIPTION:

Date c. 1790
 Source Old Sturbridge Village (S-C HS)
 Style Georgian
 Architect unknown
 Exterior wall fabric shingle
 Outbuildings none
 Major alterations (with dates) _____
interior reconstructed 1962
 Moved from Brewster Date 1812
 Approx. acreage 1
 Setting residential village area



Recorded by Beatrice Williams
 Organization Barnstable Historical Comm.
 Date 1980 revised 1985

Photo #82-18-C59 *
80-11-C59

(Staple additional sheets here)

BRN 381

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

The Dottridge House is a full five bay 1½ story Cape cottage dating from c. 1790. Its symmetrical facade is centered around an entry with transom and plain surround. Windows are set in projecting frames directly beneath the cornice and contain 9/6 sash. Fenestration of the side elevations is random. A large central chimney pierces the ridge of the gable roof. If the house originated as a three room cottage as believed, one half of it is more recent than the other.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

Samuel Benjamin Dottridge (b. 1786) was the son of Michael Dottridge of London, who seems to have run a lodging house for seamen there. Samuel is known to have been living in Brewster by 1805 when he was apprenticed to John Baker to learn the trade of house carpenter. Samuel came of age in 1807 and in 1808 or 1809 he married Abigail Chase, Kelley, or Kilby, the records are unclear. It is believed that Samuel and Abigail moved to Cotuit Highground in 1811-1812 with Seth Nickerson and his brothers; tradition states that they brought a three room house with them. Facing the sea on the west side of the county road now called Ocean View Ave., the house, barn and 45 acres of land were valued at \$300.00 in 1837 along with 1150 ft. of salt works. Samuel became the village carpenter and sometimes cabinetmaker. Samuel was a Quaker who frequently walked to the meetinghouse in the neighboring town of Sandwich. In 1848 Abigail Dottridge died. In 1850, Samuel married Susan Allen of New Bedford, a Quaker and moved to East Sandwich where he died in 1855. Sometime after Samuel's occupation the house was moved to its present location.

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Atlases. 1858, 1880, 1907.
Santuit-Cotuit Historical Society. "Samuel Benjamin Dottridge, one of the Founders of Cotuit". Calvin D. Crawford, 1962.

TOWN OF BARNSTABLE
Community Preservation Fund
Schedule of Unreserved Fund Balances By Program Area
As of October 31, 2021

	Program Area					Total
	Community Housing	Historic Preservation	Open Space Recreation	Budget Reserve	Undesignated	
Fund Balance Forward From FY21	\$ 538,459	\$ 338,136	\$ 544,627	\$ -	\$ 6,528,088	\$ 7,949,310
FY22 Estimated Revenue	-	-	-	-	5,228,727	5,228,727
FY 2022 Appropriations:						
FY 2022 Set-asides	522,873	522,873	522,873	1,872,563	(3,441,182)	-
FY 2022 Administrative Budget	-	-	-	-	(200,000)	(200,000)
FY 2022 Debt Service	-	(77,412)	-	-	(1,587,546)	(1,664,958)
2021-187 Barnstable Historical Society	-	(89,950)	-	-	-	(89,950)
2022-003 Centerville Recreation Center	-	-	-	-	(816,793)	(816,793)
2022-004 Barnstable Hollow Field Playground	-	-	(125,000)	-	-	(125,000)
2022-011 Affordable Housing Trust Fund	(1,061,332)	-	-	(1,438,668)	-	(2,500,000)
2022-035 Sturgis Library Building	-	(165,000)	-	-	-	(165,000)
Subtotal	(538,459)	190,511	397,873	433,895	(6,045,521)	(5,561,701)
Remaining Balance Available	\$ (0)	\$ 528,647	\$ 942,500	\$ 433,895	\$ 5,711,294	\$ 7,616,336

TOWN OF BARNSTABLE
Community Preservation Fund
Active Appropriations
As of October 31, 2021

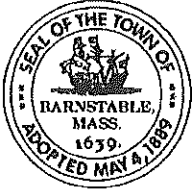
Town Council

Category	Order	Project Title	Budget	Expended	Encumbered	Balance	% USED
OSR	2008-022	MILLS PROPERTY	\$ 150,000.00	\$ -	\$ 150,000.00	\$ -	100.0%
CH	2013-072	AFFORDABLE ACCESSORY HOUSING	200,000.00	163,717.85	-	36,282.15	81.9%
OSR	2014-010	LAND ACQUISITION-HYANNIS	50,000.00	-	-	50,000.00	0.0%
HP	2014-142	BURGESS BARN RESTORATION	193,849.00	118,419.70	6,513.09	68,916.21	64.4%
OSR	2015-130	CAPE COD RAIL TRAIL EXTENSION	215,515.00	169,977.72	881.85	44,655.43	79.3%
OSR	2015-138	1.11 PRINCE AVE. ACQUISITION	300,000.00	277,075.00	-	22,925.00	92.4%
HP	2015-153	TOWN HALL RENOVATIONS	185,000.00	97,403.62	-	87,596.38	52.7%
HP	2016-114	WB COMMUNITY BUILDING WINDOWS	327,996.00	312,711.99	265.00	15,019.01	95.4%
OSR	2016-171	RECREATION FIELD STUDY	137,528.00	124,620.00	3,060.00	9,848.00	92.8%
CH	2017-048	AFFORDABLE HOUSING PROGRAM	75,000.00	100.00	-	74,900.00	0.1%
HP	2017-107	FEDERATED CHURCH OF HYANNIS	54,100.00	49,000.00	-	5,100.00	90.6%
HP	2018-009	CENTERVILLE REC BLDG RESTORATION	163,800.00	108,732.98	594.03	54,472.99	66.7%
CH	2018-019	ACCESSORY AFFORDABLE APT	200,000.00	-	-	200,000.00	0.0%
OSR	2019-005	CCRT SHARED PEDESTRIAN/BIKE PATH	80,000.00	76,070.00	3,930.00	-	100.0%
HP	2019-083	SAINT MARY'S RESTORATION	147,725.00	141,808.00	-	5,917.00	96.0%
OSR	2020-011	BARNSTABLE HOLLOW FIELD	162,180.00	160,573.60	285.00	1,321.40	99.2%
HP	2020-013	ANNUAL TOWN REPORT RESTORATION	136,055.00	5,661.52	1,104.32	129,289.16	5.0%
CH	2020-136	560 W MAIN ST HYANNIS	400,000.00	-	-	400,000.00	0.0%
OSR	2021-006	HYANNIS GOLF COURSE ACQUISITION DEBT	1,159,400.00	286,500.00	-	872,900.00	24.7%
OSR	2021-023	28 FALCON ROAD	320,000.00	310,269.00	-	9,731.00	97.0%
OSR	2021-024	830 WAKEBY ROAD	500,000.00	-	-	500,000.00	0.0%
OSR	2021-036	PICKLEBALL/TENNIS COURTS	522,569.00	230,015.79	292,553.21	-	100.0%
ADM	2021-166	FY22 CPC ADMINISTRATION	200,000.00	31,125.37	48,395.52	120,479.11	39.8%
HP	2021-187	BARNSTABLE HISTORICAL SOCIETY	89,950.00	-	-	89,950.00	0.0%
OSR	2022-003	CENTERVILLE RECREATION CENTER	816,793.00	-	-	816,793.00	0.0%
OSR	2022-004	BARNSTABLE HOLLOW FIELD PLAYGROUND	125,000.00	-	-	125,000.00	0.0%
CH	2022-011	AFFORDABLE HOUSING TRUST FUND	2,500,000.00	2,500,000.00	-	-	100.0%
HP	2022-035	STURGIS LIBRARY BUILDING	165,000.00	-	-	165,000.00	0.0%

\$ 9,577,460.00 \$ 5,163,782.14 \$ 507,582.02 \$ 3,906,095.84 59.2%

OSR	Open Space/Recreation program	\$ 4,538,985.00	\$ 1,635,101.11	\$ 450,710.06	\$ 2,453,173.83
HP	Historic preservation program	1,463,475.00	833,737.81	8,476.44	621,260.75
CH	Community housing program	3,375,000.00	2,663,817.85	-	711,182.15
ADM	Administration	200,000.00	31,125.37	48,395.52	120,479.11
	Total	\$ 9,577,460.00	\$ 5,163,782.14	\$ 507,582.02	\$ 3,906,095.84

Balance in 2021-006 subject to annual appropriation by the Town Council.



The Town of Barnstable
Affordable Housing Growth & Development
Trust Fund Board
367 Main Street, Hyannis MA 02601
www.town.barnstable.ma.us

Mark S. Ells, Chair

November 15, 2021

Lindsey Counsell, Chair
Community Preservation Committee
367 Main Street
Hyannis, MA 02601

Re: Report on the Affordable Housing/Growth & Development Trust Fund Activities Relating to the Award of Community Preservation Funds for Period from August 1, 2021 through October 31, 2021.

Dear Mr. Counsell:

On behalf of the Affordable Housing/Growth & Development Trust Fund Board, I am submitting the following report regarding the Trust's activities for the period from August 1, 2021 through October 31, 2021.

FUNDING ACTIVITIES

Issuance of the Notice of Funding Availability (NOFA) for FY 2022-2023.

The Trust is in the process of issuing a new Notice of Funding Availability (NOFA) for Fiscal Years 2022-2023 to reflect the increase in Community Preservation funds as a result of the CPC's positive recommendation and the unanimous vote of the Town Council. The NOFA will offer funding for Development Activities to support gap funding, where there is a shortfall of private and public funding to support the development of affordable/community housing, rental or homeownership units. Development activities include land acquisition, new construction, redevelopment of existing structures or buildings, the conversion of market units to affordable housing units and may include mixed-use development opportunities, in rounds. Applications for the first round of funding are due on January 22, 2022. Funds will also be available on rolling basis for Pre-Development Activities to enable a developer to determine the viability of residential development on a particular site, whether the site is vacant or developed. Funds will be made available for costs related to architect and engineering fees, financial feasibility analyses, appraisals, 21E reports, and other costs associated with examining the feasibility of an affordable housing and/or community housing development.

Seeking partnerships to leverage Community Preservation Act Funds for Community Housing.

The Trust has continued its dialogue with the Massachusetts Housing Partnership (MHP) to explore the possibility of being one of the Gateway cities which combines Community Preservation Act (CPA) funding and MHP's ONE + Mortgage program. As discussed in the Trust's previous report, the combination of CPA funds with the reduced interest rate offered by MHP's ONE + Mortgage program significantly increases the buying power of income-eligible purchasers, thereby helping to bridge the affordability gap.

Potential use of town-owned parcels for the development of affordable housing.

The Trust continues to work with the Town to explore the development of affordable housing on the portion of the property now addressed as 1200 Phinney's Lane, Hyannis, MA (Map 274, Parcel 031) which was formerly owned by the Disabled American Veterans (DAV).

EX[COMMUNITY PRESERVATION FUNDS EXPENDED DURING REPORTING PERIOD:

Administrative Support:

\$1,537.50 for staff wages and the associated Medicare expense of \$22.29.

PENDING EXPENDITURES:

Grant to the Cape and Islands Veterans Outreach Center, inc. for \$90,000 in to support the creation of 5 single room occupancy (SRO) units for homeless veterans to be located at 1341 route 134, Dennis, Ma.

On October 15, 2021, the Trust voted to approve the request of The Cape and Islands Outreach Center to convert the approved \$90,000 loan to a grant subject to the execution of an Amended Grant Agreement and the recordation of an Affordable Housing Restriction.

Award of \$1.4 million dollars to Standards Holdings, LLC from CPA funds held by the Trust to create ten (10) affordable rental units, which units would be affordable in perpetuity to households earning 50% or below of the Area Median Income (AMI).

The Trust has been working with Standard Holdings LLC and its Senior Lender, Bank Five, to meet the conditions of the Grant Agreement so the funds can be disbursed. Pursuant to the Agreement between Bank Five and the Trust, the Trust funds will be disbursed on a *pro rata* basis, subject to periodic inspections, with 10% of the \$1.4 million dollars to be withheld by Bank Five until occupancy permits are issued for all 53 units.

COMMUNITY PRESERVATION FUNDS RECAPTURED DURING REPORTING PERIOD.

Return of \$295,170 in Community Preservation Act Funds from the Housing Assistance Corporation

As was previously reported to the CPC, at the beginning of the pandemic, the Trust awarded a grant to the Housing Assistance Corporation in the amount of \$300,000 for temporary emergency rental assistance. Under the terms of the Trust's Grant Agreement, CPA funds could only be used after county, state, federal and private funds were expended for eligible Barnstable residents. As per the terms of the Grant Agreement, on September 24, 2021, HAC returned \$295,170 in unexpended CPA funds to the Trust.

Trust members and staff are available to appear before the CPC to answer any questions that you may have regarding the report. Thank you.

Sincerely,



Mark S. Ellis, Trust Chair

cc: Town Council

cc: Housing Committee