

## 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, August 18, 2025

**TIME:** 5:30 p.m.

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

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

1. This meeting will be replayed via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live video on demand archives on the Town of Barnstable's website: <https://streaming85.townofbarnstable.us/CablecastPublicSite/?channel=1>
2. Real-time public comment can be addressed to the Community Preservation Committee utilizing the Zoom link or telephone number and access code for remote access below.  
Link: <https://zoom.us/j/85869873375>  
  
Or by calling the US Toll-free Telephone Number: 888-475-4499  
Meeting ID: 858 6987 3375
3. Applicants, their representatives, and individuals required or entitled to appear before the Community Preservation Committee may appear remotely and are not permitted to be physically present at the meeting and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to [Sarah.Beal@town.barnstable.ma.us](mailto:Sarah.Beal@town.barnstable.ma.us) so that they may be displayed for remote public access viewing.

Meeting materials will be available at <https://www.townofbarnstable.us/boardscommittees/communitypreservationcommittee/> prior to the meeting.

This meeting of the Community Preservation Committee is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with MGL Chapter 30A, s. 20, the Chair must inquire whether anyone else is recording this meeting and to please make their presence known

Call to Order:

Roll Call of the Members:

#### Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from July 21, 2025.

#### Letters of Intent:

- A Letter of Intent has been received from the South Congregational Church, Centerville for their Graveyard Restoration Project requesting \$25,000 in Community Preservation Historic Preservation Funds. Proposed work includes cleaning, restoring and resetting 34 gravestones and other markers with historic and cultural significance. Removal of overgrown shrubs and weeds, adjusting granite fence pillars and replacement of steel fencing bars.
- A Letter of Intent has been received from the Department of Public Works (DPW) for CPA funds to update the existing ballfield at the Centerville Recreation Building site located at 524 Main Street, Centerville. The DPW is requesting \$588,000 in Community Preservation Open Space and Recreation funds with \$827,376 previously having been appropriated for additional parking and other site improvements allowing for ADA compliant access to both the playground and ballfield where there currently is none. The proposed initiative seeks to comprehensively rejuvenate the ballfield area and has received strong community support. A new site appropriate 60-foot baseline regulation infield will be created with a short practice outfield. New benches, a durable backstop and an outfield fence are included in the project.
- A Letter of Intent has been received from the Department of Public Works (DPW) requesting \$1,049,272 in Community Preservation Open Space and Recreation Funds for the creation of a new 1,200 s.f. restroom facility at the Osterville Recreation site located at 93 West Bay Road. The total estimated project cost is \$1,667,263 with \$625,991 in capital funds provided. This project seeks to enhance the overall experience for residents and visitors by providing updated restroom facilities, additional storage, improved parking and revitalized landscaping. Additionally, the project includes the installation of a new basketball/street hockey court which could not be completed during initial field construction due to budget constraints.
- A Letter of Intent has been received from the Department of Public Works (DPW) through the Town Manager's Office requesting additional funds in the amount of \$400,000 to cover the full projected cost of the Osterville Playground Project. Initial funding for the Osterville Playground was approved in 2023 and subsequently was advanced through the design phase with input from the community, facilitated by the steering group overseeing design development. Playground equipment has been selected, and construction documents are currently being prepared for the bidding process. Based on recent cost estimates, the project is projected to exceed the original budget.

#### Applications:

- None received.

#### Correspondence Received

- None received.

#### Project Updates:

- The Department of Public Works' Application for Cotuit Memorial Park was referred for Town Council Public Hearing.
- Four CPC members met with Barnstable Land Trust at the Woodland Bog for a site visit on August 8, 2025. An appraisal of the property is anticipated to be completed by August 29.

- Conservation Restrictions for the Harju and Prince Avenue properties are being reviewed and will be placed on an upcoming Town Council agenda for approval.
- An updated Letter of Intent is anticipated from Oddfellow Lodge based upon the building assessment completed by the consultant.
- A Letter of Intent seeking funds for trail signage to be located on town-owned conservation property is anticipated for the September 2025 CPC meeting from the Planning & Development Department.
- Barnstable Land Trust will be submitting their Application on the Monteiro project in the Fall.
- Attorney Barbara Harris, CPC Preservation Restriction Consultant, has retired after many years of providing excellent work.
- Attorney Eric Dray has indicated that he is interested in continuing historic preservation restriction work for the Barnstable CPC and has begun work on the South Congregational Church Burial Ground Preservation Restriction.

#### Member Discussion:

- CPC Annual Meeting set for October 20, 2025. Discussion regarding meeting content.
- Meeting format for September 15, 2025, Community Preservation Committee meeting.
- Draft 2026 CPC Meeting Schedule.

#### Public Comment:

#### Adjournment:

### ***CPC Regular Meeting Scheduled September 15, 2025 - 5:30 p.m.***

**Please Note:** The list of matters is those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda. Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA

**For your information** the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such a meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. Meetings of a local public body, notice shall be filed with the municipal clerk and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.



**Town of Barnstable**  
**COMMUNITY PRESERVATION COMMITTEE**



[www.town.barnstable.ma.us/CommunityPreservation](http://www.town.barnstable.ma.us/CommunityPreservation)

Email: [CommunityPreservationCommittee@town.barnstable.ma.us](mailto:CommunityPreservationCommittee@town.barnstable.ma.us)

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Vacant – Clerk/Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large  
Stephen Robichaud – Planning Board • Tom Lee – Conservation Commission • Vacant – Recreation Commission  
Deborah Converse – Housing Authority • Farley Lewis – At Large • Kristin Terkelsen – Town Council Liaison

**Monday, July 21, 2025**  
**Regular Public Hearing DRAFT Minutes**  
**Meeting Held Via Zoom**  
**5:30 PM**

<b>Lindsey Counsell – Chair</b>	<b>Present</b>
<b>Tom Lee-Vice Chair</b>	<b>Present</b>
<b>Katherine Garofoli</b>	<b>Present</b>
<b>Deborah Converse</b>	<b>Present</b>
<b>Stephen Robichaud</b>	<b>Present from 5:35 p.m.</b>
<b>Farley Lewis</b>	<b>Present</b>
<b>Terry Duenas</b>	<b>Present</b>

**Call to Order:**

Notice of Recording: With a quorum present, Chair Lindsey Counsell called the meeting 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 else is recording this meeting and to please make their presence known.” No one present was recording the meeting.

**ROLL CALL:** Tom Lee (present), Deb Converse (present), Terry Duenas (present), Katherine Garofoli (present), Farley Lewis (present), Lindsey Counsell (present)

**Minutes:**

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from June 2, 2025.

**The motion of Farley Lewis was seconded by Tom Lee to approve the meeting minutes as submitted.**

**Roll Call Vote:** Tom Lee (yes), Deb Converse (yes), Terry Duenas (yes), Katherine Garofoli (yes), Farley Lewis (yes), and Lindsey Counsell (yes). 6 yes – 0 no.

**Motion Carried.**

**Letters of Intent:**

- None received.

Steve Robichaud joined the meeting.

**Applications:**

- Application from Town of Barnstable DPW requesting \$406,282 in Community Preservation Open Space and Recreation funds to revitalize and improve Cotuit

Memorial Park located at 889 Main Street, Cotuit, map 035, parcel 051. The total estimated project cost is \$520,434 with \$114,152 in capital improvement funding to be provided. The Cotuit Civic Association has requested the rejuvenation of this park that is a focal point for the village connecting the library, waterfront, playground, and post office. *Continued from June 2, 2025, CPC meeting.*

Mr. Mark Marinaccio noted that the Letter of Intent was continued from the June 2, 2025 CPC meeting when the Committee had questions that he would like to answer in tonight's presentation. Mr. Marinaccio narrated a PowerPoint Presentation depicting how a DPW project moves from concept to funding. He explained that each year they are informed about needs from various departments, the public, and civic associations. He said there are old needs that were not funded and previous capital improvement plans (CIP) that are revised. Additionally, there are studies performed throughout the year and grant opportunities that come in that also generate projects. This information is put together as a Capital Improvement request and submitted each year into the funding cycle. During the funding cycle there are presentations and a grading system where municipal departments and other groups outside of the town grade projects and a consensus is reached identifying priority projects. Projects are analyzed to identify funding sources such as federal and state grants, CPA funds, general and other funds. The Town Council reviews this information and the Town Manager's Office recommends projects for Town Council approval for that fiscal year. For projects over \$100,000, there is a designer selection process, and the project goes through a design management and budgeting process. For project costs under \$100,000 it is determined if a project can be done in-house by municipal employees and staff and department commitments are obtained to move forward with the project. Mr. Marinaccio explained that the Cotuit Memorial Park project is a project that the Town Council moved forward through the capital improvement plan with the indication that there is other funding available through the CPA fund.

Mr. Marinaccio said that at the last CPC meeting, the CPC members asked about other DPW projects that will be brought forward and displayed a chart depicting CPA fund eligible projects from 2023 - 2026 in order of grading. He indicated that the Cotuit Memorial Park and the Centerville Recreation Field were high priority in 2025-2026 and that projects are being brought forward in order with the Osterville Comfort Station, field improvements at Bay Lane, Centerville Recreation Building exterior and the Marstons Mills playground next which have all been approved by Town Council for capital improvement plan (CIP) funds and are to be brought forward for additional funds from the CPA fund.

There was discussion regarding the need for a breakdown of DPW projects already funded and Mr. Marinaccio gave a brief update for CPA funded projects that are proceeding to construction.

CPC members said that the chart provided by Mark was a great visual and an updated chart would be helpful to have when DPW projects are submitted to CPC. Mr. Marinaccio explained the other town funding sources, saying that the general fund is handled by the Director of Finance Mark Milne, and provides millions of dollars for improvements and repairs of town property. Projects that rise above the level of \$50,000 would need to follow the grading and CIP process.

Mr. Marinaccio pointed out that although it appears that CPC is providing a significant portion of funds for DPW projects in their applications to CPC, there are many more DPW projects in town that are funded by the general fund. Only those DPW projects that have CPA fund eligible components are listed on the chart saying the chart does not provide the whole picture for DPW projects. He shared that the Town Council decided to fund the restoration of the cape cod airfield hangar through the general fund instead of appropriation of historic preservation CPA funds. He noted that priorities can shift from year to year, however the Centerville Recreation Field has been the #1 priority for three years in a row as an example, indicating a consistent priority. Mark displayed a larger list of projects that have not risen to importance. Mr. Marinaccio said he would prepare a status list for CPA projects saying that there is a total of \$6M of projects with CPA eligible components that will be brought forward in order of priority for the CPC to decide recommendations.

Mr. Marinaccio then narrated a PowerPoint presentation for the Cotuit Memorial Park saying the total cost of the project is \$520,434 with \$114,152 in CIP funds provided. The request for \$406,282 in community preservation open space and recreation funds is for the rejuvenation of the park that is the focal point of Cotuit connecting the library, playground, post office, School and Main Streets. He noted that the park provides support for local events including the Artisan Fair, Village Day, Craft Festivals and non-profit fundraising activities. Mr. Marinaccio explained that the Cotuit Civic Association brought this project forward and it has been the #1 project at their annual meeting each year.

Mr. Marinaccio explained the plan is to improve the pedestrian access by bringing the non-ADA-conforming walks into compliance well as replacing park benches, deteriorated flag poles, diseased trees, and relocation of the memorials that may not be appropriately positioned after other changes that have occurred on the site. He noted that there will be a process including community meetings to finalize the design and that the town worked with the Civic Association to develop the plan to this point saying the plan could change.

Mr. Marinaccio displayed the existing site plan and pointed out the Cotuit Memorial Park property line running through the abutting library parking lot. He said that there had been a verbal agreement at some point for the library to expand the parking and driveway onto the park property. He explained various encroachments and constraints that were not original to the park noting that the Town's Property Management Director is working with the church daycare regarding their privately managed playground on the park property noting however that this will not affect plans for park improvements. He explained that the walkway is accessible from Main Street, however the slope approaching the church is not accessible and rerouting is recommended. He depicted other areas that are not ADA compliant and shared photos of the deteriorating flagpoles, encroaching plantings and broken asphalt walks saying that brick pavers would be used wherever possible. He said the park defines Cotuit and the plans to improve are not intended to alter the historical aesthetics of the park.

He noted that at the Civic Association meetings, it was identified that the relocation of the monuments, so that they are more visible, was desirable as well as the other site improvements to improve walkway connections and ADA compliance for slope. He reviewed how the project met the general and specific category criteria for CPA projects and noted consistency also with the Local Comprehensive Plan and other town plans.

Mr. Marinaccio said that he anticipated it would take 90 days to obtain Town Council approval after which there would be a designer selection process and community outreach that will generate final design plans and construction documents. He expected that the project would be completed in Spring of 2027. Mark assured the Committee that final design revisions could be accomplished within the same budget amount, and that a reduction in costs could be possible with the final design.

Cotuit resident, Ms. Chris Rubello, spoke in favor of the presentation saying it provided answers to some of her concerns regarding citizens having the opportunity to provide input before the design is finalized. She noted that she was not in favor of moving the monuments.

**The motion of Katherine Garofoli was seconded by Steven Robichaud to approve and recommend the Department of Public Works Application to renovate Cotuit Memorial Park requesting \$406,282 to be taken first from the Community Preservation Open Space and Recreation Fund and second from the Community Preservation Undesignated Fund, based on the final approved plan for construction.**

**Roll Call Vote: Tom Lee (yes), Deb Converse (yes), Terry Duenas (yes), Katherine Garofoli (yes), Farley Lewis (yes), Steve Robichaud (yes), and Lindsey Counsell (yes). 7 yes, 0 no. Motion carried.**

- Application from Barnstable Land Trust (BLT) requesting \$307,500 in Community Preservation Open Space funds to preserve an ecologically important retired cranberry bog property consisting of 25.74 acres within the Great Marsh and Barnstable Harbor watershed addressed 301 Parker Road, West Barnstable, map 176, parcel 019. The total purchase price is \$615,000 and BLT will apply for an MA Conservation Partnership Grant in June 2025 to help fund the acquisition. BLT will grant a conservation restriction to the Town of Barnstable to ensure the land is preserved in perpetuity.

Chair Counsell noted that the CPC members received a copy of the draft conservation restriction in the meeting packet. Ms. Janet Milkman narrated a PowerPoint presentation regarding the locus of the property and its ecological values. She noted the parcel provides a connection between Spruce Pond conservation area and Bridge Creek conservation areas. Ms. Milkman depicted several maps indicating that each demonstrates conservation values for wetlands, rare and endangered species, connectivity between large areas of unfragmented land and waters that provide habitat for a wide range of species and support dynamic natural processes and resilient ecosystems. Janet explained that restoring this hydrologically connected parcel will be helpful to the Sandy Neck Barrier Beach system to the north noting the northern flow of waters from the parcel to Sandy Neck. Ms. Milkman depicted a map of the Cape Cod Pathways and noted opportunities to connect the trails around the bog to trails that reach from Sandwich to Yarmouth.

There was discussion regarding concerns that the town may have regarding the project and the town holding the conservation restriction saying that the Assistant Town Manager said there are no concerns. Ms. Milkman explained that there are different levels of restoration and that a feasibility study would determine this at a future date. There was

discussion that the acquisition of this parcel could allow for the pathway right next to Route 6 to be moved further inward away from a highway, allowing for a nicer hiking experience. Ms. Milkman confirmed that there are no buildings on this parcel.

The CPC members discussed a site visit to the bog before the next CPC meeting in August. A date certain will be arranged with Barnstable Land Trust. The CPC members discussed the benefits of having an appraisal of the property to ensure pricing, noting the highest and best use is development of a house lot in the appraisal obtained by BLT and the asking price is twice the town's assessment of \$327,800. Chairman Counsell said that CPC is obligated to prove the value with a 2<sup>nd</sup> appraisal because there is such a difference between the assessment and asking price. There was discussion regarding the required timelines that BLT identified for the project and understanding the need for due diligence by CPC. Some CPC members expressed that they felt the appraisal performed for BLT could be relied upon.

**The motion of Lindsey Counsell was seconded by Steve Robichaud to hire a consultant to perform an appraisal of the property at a cost not to exceed \$5,000.**

**Roll Call Vote: Tom Lee (yes), Deb Converse (abstain), Terry Duenas (yes), Katherine Garofoli (abstain), Farley Lewis (abstain), Steve Robichaud (yes), and Lindsey Counsell (yes). 4 yes, 0 no, 3 abstain. Motion Carried.**

#### Correspondence Received

- Building Assessment Report for the Oddfellows Lodge building was received and forwarded to CPC members.
  - Lindsey Counsell said the report is good and describes well the outside of the building. An updated Letter of Intent based upon the prioritization of work in the report will need to be submitted. Mr. Paul Davies, Odd Fellows applicant, said that fortunately there has not been any water infiltration yet and the roof has serious problems, but it is being caught in time. He noted that he is waiting for estimates for the historic preservation brickwork. Mr. Davies will return with an updated Letter of Intent when ready.
- Property Management notice from Housing Assistance Corp,
- Invoice for Community Preservation Coalition Annual Dues
  - **Motion of Steve Robichaud was seconded by Tom Lee to approve payment of the Community Preservation Coalition Annual Dues in the amount of \$7,900 from the CPA Administration Fund.**  
**Roll Call Vote: Tom Lee (yes), Deb Converse (yes), Terry Duenas (yes), Katherine Garofoli (yes), Farley Lewis (yes), Steve Robichaud (yes), and Lindsey Counsell (yes). 7 yes, 0 no. Motion Carried.**
- Updated Letter of Intent from the South Congregational Church for cemetery restoration and preservation.
  - Ms. Jean Mansur said that the required Form E has been completed by the consultant. She noted that it took time to get bids for the fencing repair and that the updated Letter of Intent reflects the amounts included in those bids.
- Letter from Jennifer Ratliff regarding the preservation of the Eugenia Fortes House was received and was referred to the Hyannis Historical Society by Chair Counsell.

### Project Updates:

Chair Counsell reviewed the following updates:

- Smith's Creek Conservation Restriction closing will be scheduled as soon as documents issue from Land Court.
- The West Barnstable Railroad Depot Restoration DPW request was appropriated at June 5, 2025, Town Council public hearing.
- Cotuit Highground Conservation Restriction request was appropriated at the June 5, 2025, Town Council public hearing.
- The Town Council continued the DPW's Hyannis Armory Restoration CPC Application to their September 4, 2025, meeting to allow time to perform additional due diligence.
- Conservation Restrictions for the Harju and Prince Avenue properties are ready and will be placed on an upcoming Town Council agenda for approval.
- A Letter of Intent seeking funds for trail signage to be located on town-owned conservation property is anticipated for the September 15, 2025 CPC meeting.
- Barnstable Land Trust will be submitting their Application on the Monteiro project in the Fall after the non-CPA funding portion has been worked out.

### Member Discussion:

- Chair Council noted that Mark Milne is not available to provide a CPA financial update till September and said that the state CPA match should be known at that time also.
- After CPC member discussion regarding the CPC Annual Meeting date, it was decided that October 20, 2025 would allow for the full CPC membership to be in attendance. One of the suggestions for speakers was someone from the state to talk about the Cape Cod Pathways program.
- It was decided that the election of officers should be held off until the CPC Liaison for the Historic Commission has been appointed.
- CPC members were asked to provide their suggestions for CPC website improvements and CPC Plan revisions for FY 2026.
- Chair Counsell reported that the Town Council meeting ended late before the Affordable Housing Trust transfer of \$2.5M was taken up. The appointment of the Historic Committee member also was not taken up before the meeting ended.
- There was discussion regarding considering changes to the CPC meeting schedule reducing the number of meetings held per year. It was noted that projects already take a long time to be appropriated by the Town Council and would not want CPC recommendations to add to that timeline.
- There was discussion regarding having a projected financial update from Financial Director Mark Milne for CPC funds at the annual meeting. It was noted that the bonding of recreation projects does not seem to be something the town is interested in doing, but the CPC members expressed interest in learning about the bond process from Mr. Milne.
- It was decided that the meeting format for the August 18, 2025, Community Preservation Committee meeting will be remote.

### Public Comment:

None

Adjournment:

**The motion of Tom Lee was seconded by Terry Duenas to adjourn the meeting.**

**Roll Call Vote: Tom Lee (yes), Deb Converse (yes), Terry Duenas (yes), Katherine Garofoli (yes), Steve Robichaud (yes), Farley Lewis (yes), and Lindsey Counsell (yes). 7 yes – 0 no. Meeting adjourned at 6:54 p.m.**

***Next CPC Regular Meeting Scheduled August 18, 2025, 5:30 p.m.***

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

Exhibit 1 –CPC Regular Meeting Agenda, July 21, 2025.

Exhibit 2 – Draft CPC Meeting Minutes – June 2, 2025

Exhibit 3 – Application– DPW – Cotuit Memorial Park Revitalization

Exhibit 4 – PowerPoint Presentation – Cotuit Memorial Park Revitalization – DPW

Exhibit 5 – Application – Barnstable Land Trust – Woodland Bog, West Barnstable CR

Exhibit 6 – PowerPoint presentation – Barnstable Land Trust -Woodland Bog CR

Exhibit 7 – Community Preservation Coalition Dues Invoice

Respectfully submitted,

Ellen M. Swiniarski

Community Preservation Coordinator

Planning & Development Department

Please Note: The list of matters is 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 votes so, the Committee may go into Executive Session for specified allowable reasons. 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**

**South Congregational Church  
565 Main Street  
Centerville MA 02632**

July 14, 2025

Ellen Swiniarski  
Community Preservation Committee  
Town of Barnstable MA

Subject: Letter of Intent, South Congregational Graveyard Restoration  
Centerville, MA

Dear Sirs,

On behalf of South Congregational Church in Centerville, MA, the Building and Grounds Committee respectfully submits this Letter of Intent for consideration by your committee.

**Project Name:** South Congregational Graveyard Restoration, Centerville MA.

**Brief Outline of the Project:** Cleaning, restoring and resetting 34 gravestones and other markers with historic and cultural significance. Removing overgrown shrubs and weeds. Removing and replacing the steel bars in the fencing. Adjusting the granite fence pillars.

**Estimated Timeline:** Three years.

**Funding Request:** \$25,000.

**Partnership Information:** South Congregational Graveyard is a historic property associated with the United Church of Christ. South Congregational sponsors Scout Troop 54 and we will partner with them. We have an Eagle Scout proposal to arrange to reset a heavy gravestone back onto its base.

**Secured Funding:** South Congregational Church will contribute \$1,000 from its capital funds towards the restoration.

**Applicant Contact:** Tim Tudor, project manager, 28 Pleasant Pines, Centerville, MA 02632, 508-737-7014, [timtudor@meganet.net](mailto:timtudor@meganet.net).

**Primary Contact:** Jean Mansur, 16 N. Ridge Road, Mashpee, MA 02649, 908-310-6551, [jmansur9@gmail.com](mailto:jmansur9@gmail.com)

We look forward to learning whether this important project would be of interest to the Community Preservation Committee for funding. Thank you for your consideration.

Sincerely,

Tim Tudor

## **Historic South Congregational Church Graveyard**

The South Congregational Graveyard is a historic site that tells the interesting story of the village of Centerville MA and gives the Town of Barnstable a sense of place. It is in the heart of the Centerville Historic District and contributes to its unique character.

Among those interred there within its sacred grounds are sea captains, cranberry growers, artisans and their families who helped to establish the village and to define its place in the history of Centerville.

The South Congregational Church is seeking funding to repair, reset and clean the gravestones in a way that honors those memorialized. The restoration also will help to preserve the historic character of Centerville, one of seven villages within the Town of Barnstable on Cape Cod MA.

The cemetery is listed among Massachusetts Historic Sites and on the National Register of Multiple Resource Areas. It is adjacent to the South Congregational Church at 565 Main Street in Centerville. It is bounded by Church Hill Road on the north side and surrounded on two sides by a fence of stone pillars and metal rails.

The funding to restore the cemetery would come from the state's Community Preservation Act established to boost efforts to preserve historic sites and buildings in the Commonwealth. The Barnstable Community Preservation Committee reviews the applications for the funding.

Projects eligible for CPC funds must demonstrate a public benefit, provide permanent protection for historic resources and preserve the historic, cultural, architectural or archaeological resources of significance that are threatened, according to the Town of Barnstable Community Preservation Committee's 2025 Action Plan.

There are approximately 145 graves in the cemetery, including family groups listed together on a single memorial and individuals with distinctive gravestones,

according to the South Congregational Cemetery archives. The artistry of some of the carved gravestones is remarkable.

Over the years, many of the gravestones have deteriorated or fallen over. Many other memorials are covered in lichen and moss or are discolored and need cleaning.

Some gravestones have become obscured by vegetation including a family memorial of several gravestones completely surrounded by a huge juniper shrub. Two gravestones are shrouded by two large evergreen trees. A third is entangled in a dead tree. There is also a fallen gravestone, which has been placed leaning against a large tree.

One of the gravestones to be preserved in the cemetery would be the memorial for an eight-year-old boy, Alexander Kelley. He died July 20, 1823 and lies with his parents, Captain Arvin and Eleanor Kelley. His simple gravestone marks the first burial in the cemetery, according to the archives. The last burial was in 1977.

The funerary symbols depicted on the gravestones include draped urns, weeping willow branches, sailing ships and single flowers. A decorative wreath of flowers surrounds the word, "Mother" on Mercy Lewis' 1863 gravestone.

The gravestone of Orlando Linnell, in the northern corner of the cemetery, features a beautiful sailing ship carved in relief and an epitaph:

"Rest loved one beneath the billows swell.  
Where tongue ne'er spoke, where sunlight never fell.  
Rest till the God, who gave thee to the deep,  
Rouse thee triumphant from the long, long sleep."

Orlando Linnell was the captain of the schooner, River Queen, bound from Richmond VA to Providence, RI on October 1, 1854, according to the inscription on his gravestone. He was struck by a fore boom when the ship was about 10 miles off Mountauk NY.

He fell overboard and was lost at sea. He was 30 years old, according to The Daily Dispatch newspaper in Richmond, VA. October 6, 1853.

Another gravestone in the South Congregational Cemetery tells the story of Captain Andrus Bearse, who died June 9, 1901 at the age of 94. He was thought to be the oldest person in Centerville, if not in Barnstable, at the time, according to the Barnstable Patriot obituary, June 10, 1901.

Captain Bearse made his first seafaring voyage at the age of 16 on a large schooner to Barbados. He was promoted up the ranks and later became captain of several large ships over 40 years. After he retired, he returned to Centerville and became a pioneer in the cranberry business, according to his lengthy obituary.

The prominent grave for Andrus Bearse and his wife, Betsy L. Bearse, who died in 1888, is an obelisk, which is a tall, narrow pillar of stone that tapers to a point at the top. A reminder perhaps of their significance to Centerville's history.

Captain Alexander Kelley, (who is not the father of Alexander Kelley, the child mentioned earlier) is memorialized in a gravestone marking his death at sea by the inscription:

"He sleeps beneath the lone blue sea;  
He lies where pearls lie deep;  
He was the loved of all: yet none  
O're his low bed may weep."

Captain Kelley was sailing from Liverpool, England on January 16, 1856 on a three-masted packet ship with 123 passengers and a crew of 24, according to the book, "Adrift," by journalist and author Brian Murphy.

The ship, "John Rutledge," struck an iceberg in the north Atlantic and sank. Five lifeboats were launched, but only one was ever found. A young crewman survived with the ship's logbook, according to Murphy's book.

Captain Kelley's gravestone became discolored over these many years, but the trial application of a nontoxic cleaning agent on the stone a few months ago by a volunteer has had good results. This is one of the methods that could be used to clean the other gravestones.

If the funding is approved, the restoration project would include raising a fallen 1,000 pound gravestone and placing it back on its base. The church's cemetery restorer would accomplish that task. The restorer also would repair, reset and clean 33 gravestones.

An Eagle Scout project conducted by Tommy Moran calls for members of Scout Troop 54 to clean many of the gravestones and to clean up the grounds.

It is hoped that restoring this historic burial ground will honor those who are interred and memorialized there. The restoration also will serve to instill pride among the members of the South Congregational Church as well as the residents of Centerville.

#####

# FORM E – BURIAL GROUND

Assessor's Number    USGS Quad    Area(s)    Form Number

207-053

H,  
N, X

BRN.810

NRD (11/10/1987); NR MRA (11/10/1987)

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

**Town:** Barnstable

**Place** (*neighborhood or village*): Centerville

## Photograph



**Address or Location:** 565 Main Street

**Name:** South Congregational Burying Ground

**Ownership:** ☐ Public    ☒ Private

**Approximate Number of Stones:** 145

**Earliest Death Date:** 1823

**Latest Death Date:** 2008

**Landscape Architect:** n/a

**Condition:** Good

## Locus Map



**Acreage:** 1.38 acres

**Setting:** The burying ground is located in the north central portion of the South Congregational Church property, with the church to the west and south, and the parsonage to the east down a relatively steep, wooded embankment. The property is bordered on the north by Church Hill Road with the County Store across the street, residences across Main Street to the west, and the parking lot and Centerville Public Library to the south.

**Recorded by:** Eric Dray, Preservation Consultant

**Organization:** Barnstable Community Preservation Committee

**Date** (*month / year*): July 2025

# INVENTORY FORM E CONTINUATION SHEET

BARNSTABLE

565 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

H, N, X BRN.810

☐ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## VISUAL/DESIGN ASSESSMENT

*Describe landscape features, gravestone materials, designs, motifs, and symbols that are either common. Note any known carvers.*

The South Congregational Burying Ground is bordered to the south and west by the South Congregational Church, to the north by Church Hill Road, and to the east by a forested portion of the 1.38-acre parcel that slopes down to the parsonage. The boundary of the burying ground itself is demarcated on the north, east and south by a low fence composed of square, rough-cut granite posts with paired pipe railings. The burying ground is largely level with some undulation either caused by settling over time, or possibly indicating land that had been levelled, and possibly terraced in places, for burial plots. The land does slope down considerably at the northeast corner, due in large part to subsidence, and the perimeter fence is more exposed in this corner. There are two openings in the fence which provide entrance off Church Hill Road – one is located at the northwest corner of the burying ground. Set just within this opening is a freestanding, white-painted wood sign on which is written “Congregational Cemetery.” This sign appears to be a fairly recent addition. The second entrance is half-way along the Church Hill Road side of the fence. There are no walkways or paths within the burying ground (see **Photos 1-7** for general setting).

There are approximately 145 gravemarkers within the burial ground, including clusters of markers connected to one family, individual memorial markers with multiple family names, and individual gravemarkers. Most of the markers are in short, north-south rows facing east, with the inscriptions on the west sides, some with footstones. A few sections within the burying ground are either vacant or contain graves with no markers. Approximately 10 markers, mostly marble, have fallen and now lie on the ground. The burying ground is largely devoid of trees and shrubbery. However, in a few places families appear to have planted what are now mature evergreen or shrubbery near their markers, all of which have been significantly pruned back to re-expose the markers. A few markers show evidence of prior repairs.

The great majority of gravemarkers date from the mid-19th to the early-20<sup>th</sup> century, and consist of slate and marble markers, most between 2’ and 4’ tall. Approximately half of the markers, in addition to inscriptions, carry some form of iconography. The oldest marker, the headstone of Alexander Kelley (1814-1823, **Photo 8**), is a simple marble slab, but most of the earliest markers in the burying ground are composed of slate. These headstones are typical in form for the period, consisting of vertical upright slabs with simple rectangular form surmounted by a rounded or arched tympanum. Up until the 1800s, the iconography employed in the tympanum was the skull with wings, followed by the soul effigy with a more fleshed out face with wings. As found in this burying ground, by the early 1800s, the primary design motif employed in the tympanum was the neoclassic urn-and-willow, or just the willow, a motif resulting from an enthusiasm for classical antiquity. There are 13 headstones in the burying ground with the urn-and-willow or willow motif. An example with the urn-and-willow motif is the headstone and much smaller footstone with the same form of Rebeckah Hinckley (1808-1837, **Photo 9**). An example of a slate headstone with just the urn motif is that of Kiriathian Kelley (d. 1831, **Photo 10**).

By the mid-19th century, marble headstones and monuments became more popular due, in part, to the ease of carving marble into three-dimensional decorative motifs popular at the time. Many of the marble markers within the burying ground are round-headed, arched or rectangular in form with simple inscriptions and iconography. Some of the earliest marble markers retain the simple slab form of the slate markers and also employed the urn-and-willow or just willow motif, and there was an overlap in the 1830s where both slate and marble were used. Examples include the marker just to the right of the afore-mentioned Rebeckah Hinckley marker – that of William E. Lewis (1822-1835, **Photo 11**). The tympanum has carved shoulders, perhaps taking advantage of the more easily carved marble. Another example of a marble marker with the willow-and-urn motif, but without the tympanum, is that marker for Watson Crosby (1830-1848, **Photo 12**).

More elaborate examples of marble markers include a few tall markers with a Gothic lancet shape, ornate carvings and more extensive inscriptions. Examples include the marker for Alexander Kelley (1824-1856, **Photo 13**), and Capt. Orlando Linnell

*Continuation sheet 1*

# INVENTORY FORM E CONTINUATION SHEET

BARNSTABLE

565 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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(1822-1853, **Photo 14**). The Linnell marker employs an elegant ship carved in relief with a very extensive inscription below, and the marker is set in a stone frame creating the appearance of a Gothic church window. The gravemarker with the most three-dimensional marble carving is that of Ella S. Lewis (1847-1883, **Photo 15**).

Obelisks were sometimes employed to commemorate a prominent individual or family or serve as the centerpiece for a family plot. There are no demarcated family plots in the South Congregational Burying Ground but there is one granite obelisk, and it is for a prominent local family – that of Andrus Bearse (1807-1901) and his wife Besty Lewis Bearse (1807-1888) (**Photo 17**).

Granite markers continued to be used into the later-20<sup>th</sup> century. In a few instances, other material or forms were employed. For example, in the southwest corner of the buying ground are small natural stones set into the ground to which small bronze makers are attached.

## Stonecutters

Thanks to the exhaustive research in James Blachowicz's 2006 *From Slate to Marble, Gravestone Carving Traditions in Eastern Massachusetts, 1750-1850, Vol. II*, and its companion CD database, a total of 18 slate and marble markers from the 1830s to the 1860s in the South Congregational Burying Ground have been attributed to one of two stonecutters, Nathaniel Holmes and Edwin B. Nye (see Historical Narrative for more information about these craftsmen).

### Nathaniel Holmes

Kelley, Kiriathian (1816-1831, **Photo 10**)  
Kelley, Hannah Edwards (1833-1834)  
Kelley, Irene A. (1830-1834)  
Kelley, Patience E. F. (1827-1834)  
Kelley, Phebe (1832-1834)  
Hinckley, Rebeckah (1808-1837, **Photo 9**)  
Kelley, James B. (1821-1839)  
Kelley, Phebe Ellen (1838-1842)  
Linnell, Mercy (1769-1842)  
Kelley, Deborah (1781-1843)  
Linnell, David (173-1846)  
Crosby, Watson (1830-1848, **Photo 12**)  
Kelley, Freeman (1776-1848)  
Kelley, Francis (1835-1850)

### Edwin B. Nye

Lewis, Emily Francis (1828-1850)  
Linnell, Abby P. (1850-1851)  
Lewis, Capt. Wendell (1817-1859)  
Kelley, Eleanor (1788-1864<sup>1</sup>, marble, signature "E. B. Nye" observed in field at bottom of east side, **Photo 16**)

<sup>1</sup> Blachowicz lists the death date as 1861.

# INVENTORY FORM E CONTINUATION SHEET

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## HISTORICAL NARRATIVE

*Explain religious affiliations, major period of use, and evaluate historical association of this burial ground with the community.*

### General History

South Congregational Burying Ground is adjacent to the South Congregational Church within the Centerville National Register Historic District. The South Congregational Church was built in 1796 on Phinney's Lane to the north, the locus for 18<sup>th</sup> century settlement in Centerville. Increasing maritime-related prosperity focused on the harbor drew the growing population southward to what now comprises the Centerville Historic District. In 1828, as the center of Centerville shifted south, the church was dismantled and moved to its present location.

The earliest death date in the burying ground is that of 8-year-old Alexander Kelley (1814-1823, **Photo 7**). He was the son of Capt. Arvin and Eleanor Kelley. It is unclear if this marker was placed here before the church was moved here in 1828. The most recent marker is for Peter Michael Doiron, who died in 2018. In the later-20<sup>th</sup> century, the burying ground was maintained by the town of Barnstable, but it is now maintained by the South Congregational Church.

A large percentage of the markers are associated with a relatively small number of local families. The most common family names are Bearse, Crosby, Hallett, Kelley, Lewis, and Linnell. As with most families in Centerville, and indeed throughout Cape Cod in the mid-19<sup>th</sup> century, the great majority of men were employed as mariners. As maritime-related industries waned in the later-19<sup>th</sup> century, many families turned more intensively to farming.

### Maritime History

The gravemarkers for numerous sea captains and their families are located within the burying ground. The marble gravestone for Capt. Orlando Linnell (1822-1854, **Photo 14**) features a sailing ship carved in relief. He was captain of the schooner *River Queen*. The long inscription describes how he died on a voyage from Richmond, VA to Providence, RI when, on October 1, 1854, he was struck by a fore boom, fell overboard and was lost at sea at the age of 30. Part of his inscription reads:

Rest loved one beneath the billows swell.  
Where tongue ne're spoke, where sunlight never fell.  
Rest till the God, who gave thee to the deep,  
Rouse thee triumphant from the long, long sleep.

According to his *Barnstable Patriot* obituary on June 10, 1901, Capt. Andrus Bearse (1807-1901, **Photo 17**) was thought to be the oldest resident at the time in Centerville, if not Barnstable. He made his first voyage at the age of 16 aboard the *Barbados*. He rose to become a captain of several large ships over 40 years. After retiring from the sea, he returned to Centerville and became a pioneer of the cranberry business. An indication of their local prominence is the use of the obelisk, the sole example in the burying ground.

Capt. Alexander Kelley (1824-1856, **Photo 12**) was captain of the three-masted packet ship *John Rutledge* with 123 passengers and a crew of 24 aboard when on January 16, 1856, the ship struck an iceberg in the north Atlantic and sank. He is memorialized with a gravestone marking his death at sea, which includes the inscription:

He sleeps beneath the lone blue sea;  
He lies where pearls lie deep;  
He was loved of all: yet none  
O're his low bed may weep.

In addition to the sea captains, other mariners have markers in the burying ground, including three who died while on board ships: William Lewis died in 1835 at the age of 13, having drowned in the Hudson River while aboard the schooner *Ellen*; Francis Kelley died in 1850 at the age of 15, having drowned in the Connecticut River while aboard the schooner *Juliet*; and Zeno Kelley (1836-1866) who was lost at sea.

# INVENTORY FORM E CONTINUATION SHEET

BARNSTABLE

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## Veterans

There are at least five markers for veterans of war in the burying ground:

*War of 1812 (possibly Civil War)*

Clement Kelley (1798-1868).

*Civil War*

Capt. Ansel Lewis (1810-1884).

PVT James P. Atkins, who died from wounds in action (1831-1864, **Photo 18**).

PVT Nathan Foster Winslow (1839-1862), who died from wounds received at the Battle of Antietam, MD, Sept. 17, 1862.

*WWII*

John B. Bleicken (1919-1977).

## Stonecutters

As noted in the Architectural Description, a total of 18 markers are attributed to one of two stonecutters, Nathaniel Holmes and Edwin B. Nye.

Nathaniel Holmes (1783-1869) was born in Plymouth, where he learned stone carving from Amaziah Harlow, and also worked in the Rawson workshop in Quincy. Holmes moved to Barnstable in ca. 1805 to become the first resident carver on Cape Cod. Like many other stonecutters, he also had another job, in his case working as a farmer. During his 70-year career he made the transition from carving winged heads on slate to carving urn-and-willow motif, and worked with both slate and marble. He is reported to have carved approximately 1,500 gravestones in total with about 1,300 of those on Cape Cod.

Edwin Bourne Nye (1834-1889) was born in Sandwich. His marble gravestones can be found in Sandwich, Falmouth and Barnstable. Many of these 19th century marble gravestone carvers, including Nye, were influenced by carver William Sturgis (1772-1858), who is credited with introducing marble gravestones to Cape Cod. William Sturgis was born in Sandwich, moved to Lee, MA, at an early age, and returned to the Cape in the 1830s.

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[www.capecodgravestones.com/carvers/nye.html](http://www.capecodgravestones.com/carvers/nye.html)

[www.ancestry.com](http://www.ancestry.com) - Vital records

INVENTORY FORM E CONTINUATION SHEET

BARNSTABLE

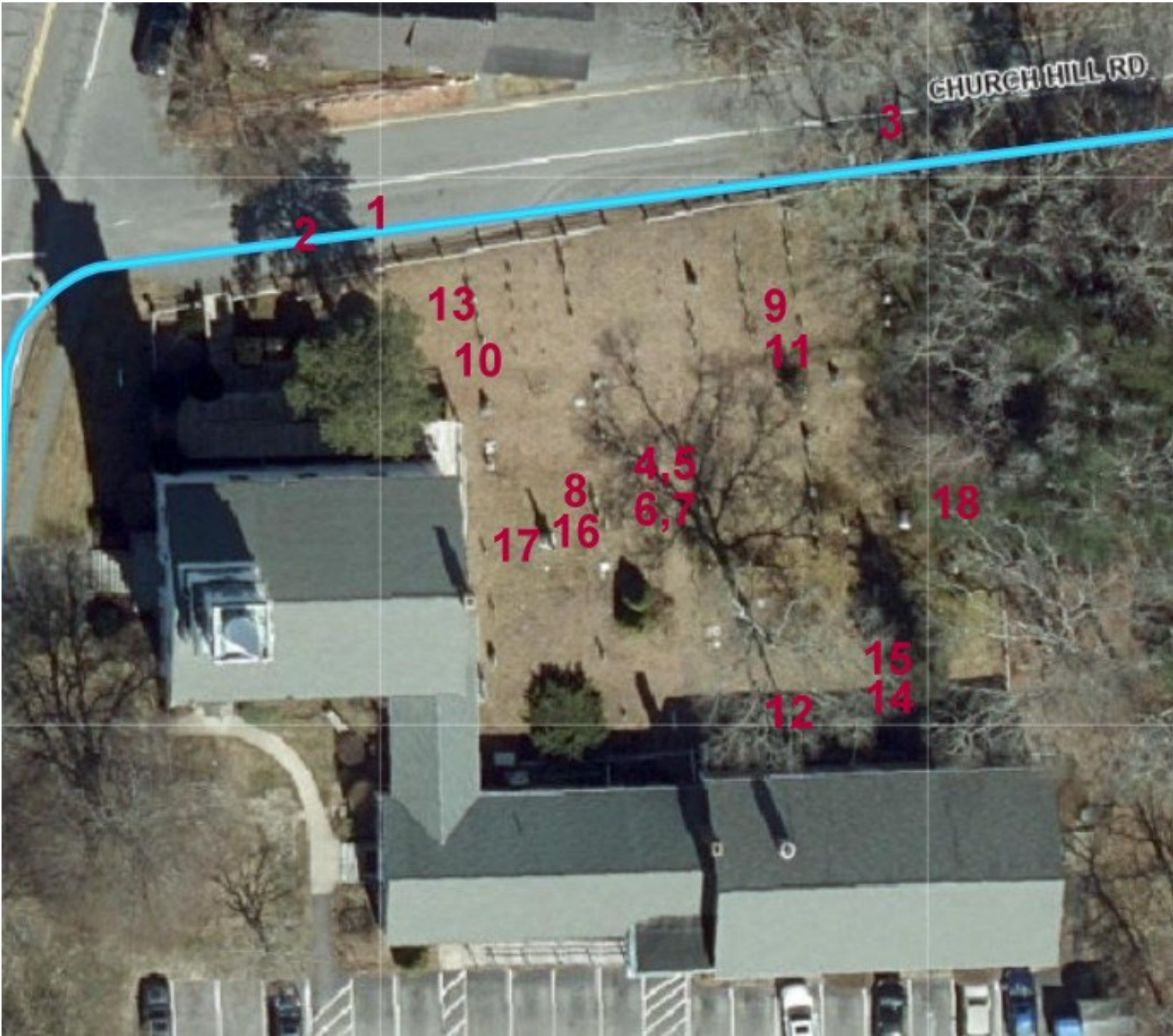
565 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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PHOTOGRAPH DIAGRAM



Town of Barnstable Property Maps, 2020 Aerial Layer.

INVENTORY FORM E CONTINUATION SHEET

BARNSTABLE

565 MAIN STREET

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Photo 2. View from Church Hill Road, looking ESE.



Photo 3. View from Church Hill Road, looking SW.



Photo 4. View from middle of burying ground, looking NW.



Photo 5. View from middle of burying ground, looking NE.



Photo 6. View from middle of burying ground, looking SE.



Photo 7. View from middle of burying ground, looking SW.

# INVENTORY FORM E CONTINUATION SHEET

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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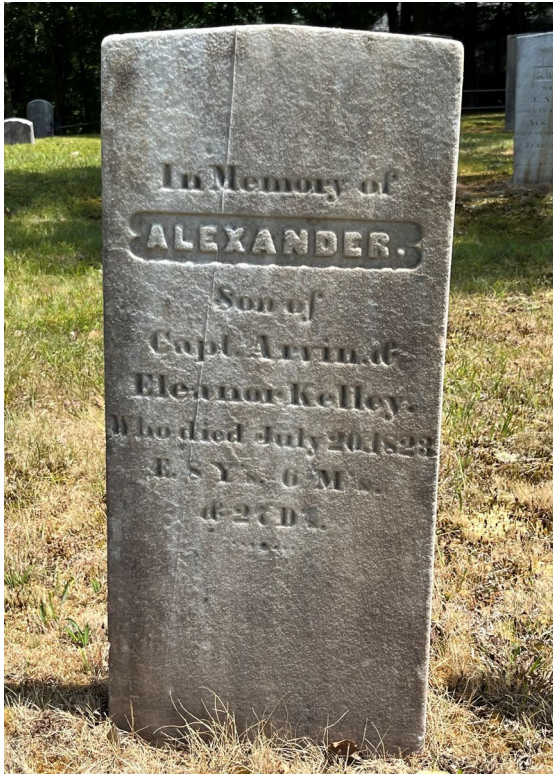


Photo 8. Alexander Kelley (1814-1823).



Photo 9. Rebeckah Hinckley (1808-1837)



Photo 10. Kiriathian Kelley (1816-1831).



Photo 11. William E. Lewis (1822-1835).

# INVENTORY FORM E CONTINUATION SHEET

BARNSTABLE

565 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

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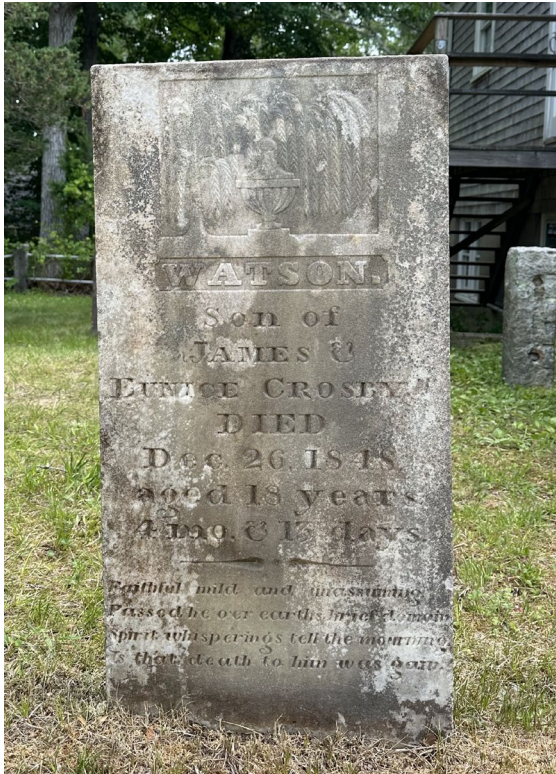


Photo 12. Watson Crosby (1830-1848).



Photo 13. Alexander Kelley (1824-1856).



Photo 14. Capt. Orlando Linnell (1822-1853).



Photo 15. Ella S. Lewis (1847-1883).

# INVENTORY FORM E CONTINUATION SHEET

BARNSTABLE

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Photo 16. Eleanor Kelley (1788-1864).



Photo 17. Andrus Bearse (1807-1901) and Besty Lewis Bearse (1807-1888).



Photo 18. James P. Atkins (1831-1864).



# The Town of Barnstable

## Department of Public Works

### Administration & Technical Support Division

800 Pitcher's Way, Hyannis, MA 02601

[www.town.barnstable.ma.us](http://www.town.barnstable.ma.us)



Mark Marinaccio 508.790.6323  
Keith MacKenzie-Betty 508.790.6315  
Rebecca Nickerson 508.790.6316  
NancyLee Cormier 508.790.6320

John W. Juros, AIA  
Town Architect  
Voice 508.790.6324  
Fax 508.790.6344

## MEMO

Date: November 7, 2024

From: Mark Marinaccio, AIA, Owner's Project Manager

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 CPC**  
**Centerville Recreation Site Ballfield, 524 Main Street, Centerville**

Map/Block/Lot: 207 / 043/

Dear Mr. Counsell,

Please accept this Letter of Interest for Community Preservation Funding to update the existing ballfield at the Centerville Recreation Building site, 524 Main Street, Centerville.

With a total estimated project cost of \$588,000 The Department of Public Works is seeking the full amount in community preservation funding for the project. In 2023 the Town of Barnstable appropriated \$827,376 to create additional parking and site improvements which will allow handicapped access to both the playground and ballfield where there currently is none.

The current condition of the field presents serious safety concerns. Turf holes and ruts along with deteriorated fencing and benches, highlight the pressing need for this project. As a location for community activities, the field regularly hosts events organized by the recreation department, Little League, and is a popular spot for informal pickup games. Initially designated as a multi-purpose field in the comprehensive field study, the proposal to repurpose it faced strong opposition from the community during playground design meetings, with many advocating to preserve the ballfield. As requested by the community the field and parking area were redesigned to allow for the revised ballfield.

The proposed initiative seeks to comprehensively rejuvenate the ballfield area. A new, site appropriate 60-foot baseline regulation infield will be created, with a short practice outfield. New benches, a durable backstop, and an outfield fence are also included in the project.

Thank you for your consideration of this important project

Sincerely,

  
Mark S. Ells, Town Manager

ON VERTICAL CONSTRUCTION COMMUNITY PRESERVATION FUNDING SUBMISSIONS: CENTERVILLE REC. DRAFTED DRAWINGS: CENTERVILLE RAILED DRAINAGE

ASSESSORS MAP 207 PAGE 37  
24 MAPLE AVENUE  
N/F JANE E. STILES TRUST  
LAND COURT CERTIFICATE NO. 224803

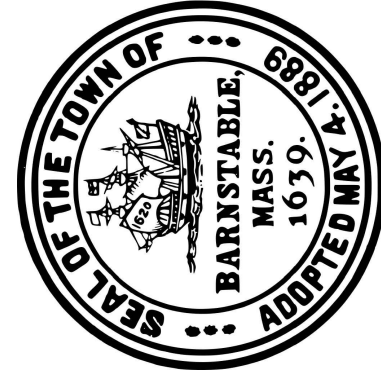
ASSESSORS MAP 207 PAGE 148  
20 MAPLE AVENUE  
N/F KEVIN M. and LINDA G. MCCELLIGOTT  
LAND COURT CERTIFICATE NO. 177820

ASSESSORS MAP 207 PAGE 40  
38 BACON LANE  
MARIE-PIERRE DILLESEGER 2020 LIVING TRUST  
LAND COURT CERTIFICATE NO. 224287

ASSESSORS MAP 207 LOT 44  
510 MAIN STREET  
N/F MARY ELLEN FULLER TRUST  
DEED BOOK 22716 PAGE 208

ASSESSORS MAP 207 LOT 43  
AREA=120,169± S.F.  
OR 2.76± ACRES

SITE PLAN  
1"=20'



TOWN OF BARNSTABLE  
Department of Public Works  
Structures & Grounds  
800 Pitchers Way, Hyannis, MA 02061

CENTERVILLE  
BALLFIELD  
524 Main Street  
Centerville, Massachusetts

PROJECT:

DRAWING TITLE:

SITE PLAN

REVISION:

NO.	DATE	COMMENTS
1	----	-----
2	----	-----
3	----	-----
4	----	-----
5	----	-----

DRAWING NOTES:

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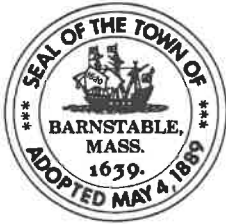
DRAWN BY: MM PROJECT NO: 22993 & 22112

SCALE: AS NOTED DATE: 3/28/25

CAD FILE NAME: CENTERVILLE BALLFIELD 080625.DWG

SHEET NO:

C1.4



# 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 8, 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**  
**Osterville Recreation Facility Restroom, 93 West Bay Road, Osterville.**

Map/Block/Lot: 116 / 053/

Dear Mr. Counsell,

The Department of Public Works is requesting \$1,049,272 in community preservation funds, along with \$625,991 in capital funds, for the creation of a new restroom facility at the Osterville Recreation site, located at 93 West Bay Road in Osterville. The total estimated project cost is \$1,667,263.


The Osterville Recreation site, previously home to Osterville Elementary School and an outdated recreation building, is in need of modernized amenities to meet the community's growing recreational needs. This project seeks to enhance the overall experience for residents and visitors by providing updated restroom facilities, additional storage, improved parking, and revitalized landscaping.

Over recent years, the Osterville Recreation site has seen substantial changes, including the demolition of the former elementary school and the removal of the outdated recreation building. This funding will enable the construction of a new 1,200-square-foot restroom facility, which will feature separate men's and women's restrooms, a dedicated storage area, mechanical space, sidewalks, enhanced parking, and a new septic system. Additionally, the project includes the installation of a new basketball/street hockey court, which could not be completed during the initial field construction due to budget constraints.

We believe these upgrades will further elevate the quality of the recreational space that our community values and enjoys.

Thank you for considering this important project.

Sincerely,

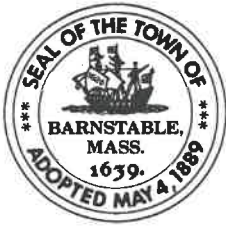
  
Mark S. Ells, Town Manager

**Osterville Bathrooms**

<b>Hard Costs</b>				<b>Total</b>	<b>CPC</b>	<b>CIP</b>
New Comfort Station	1200	350		\$ 420,000	\$ 420,000	
Utilities				\$ 40,000		\$ 40,000
Landscape / Grass				\$ 10,000	\$ 10,000	
Septic System				\$ 50,000	\$ 50,000	
Site Work				\$ 10,000	\$ 10,000	
Basketball Court - asphalt				\$ 125,000	\$ 125,000	
Asphalt Parking Lot	6000	50		\$ 275,000		\$ 275,000
Sidewalk	1000	50		\$ 50,000		\$ 50,000
Subtotal				\$ 980,000	\$ 615,000	\$ 365,000
General Conditions	7-12%	10%		\$ 98,000	\$ 61,500	\$ 36,500
Insurance / Bonds	2%	4%		\$ 39,200	\$ 24,600	\$ 14,600
Overhead & Profit	7-12%	15%		\$ 147,000	\$ 92,250	\$ 54,750
Subtotal				\$ 1,264,200	\$ 793,350	\$ 470,850
Design Contingency	15%	5%		\$ 63,210	\$ 39,668	\$ 23,543
<b>Total Estimated Construction Hard Cost</b>				<b>\$ 1,327,410</b>	<b>\$ 833,018</b>	<b>\$ 494,393</b>

<b>Soft Costs</b>			<b>Design</b>			
Design Fees	8-12%	10%		\$ 132,741	\$ 83,302	\$ 49,439
Other Fees - Testing				\$ 8,000	\$ 8,000	\$ 8,000
Parking Expansion						
Project Management	5%	5%		\$ 66,371	\$ 41,651	\$ 24,720
Construction Contingency	5%	10%		\$ 132,741	\$ 83,302	\$ 49,439
<b>Total Estimated Project Soft Cost</b>				<b>\$ 339,853</b>	<b>\$ 216,254</b>	<b>\$ 131,598</b>

<b>Total Estimated Project Cost</b>	<b>\$ 1,667,263</b>	<b>\$ 1,049,272</b>	<b>\$ 625,991</b>
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# 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: August 14, 2025

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**

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Dear Mr. Counsell:

Please accept this formal request for additional funding for the Osterville Playground project.

As you and the committee are aware, initial funding for the new playground in Osterville was approved in FY23. Since then, the project has advanced through the design phase with meaningful input from the community, facilitated by the steering group overseeing design development. Playground equipment has been selected, and construction documents are currently being prepared for the bidding process.

However, based on recent cost estimates, the project is projected to exceed the original budget. Therefore, through the Town Manager's Office, the Department of Public Works is requesting an additional **\$400,000** to cover the full cost of the project.

At this time, the project is anticipated to be completed in **fall 2026**.

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

Osterville Playground  
Town of Barnstable  
Department of Public Works  
8/14/2025  
Project Budget - Draft

Project Budget - Draft			Budget			
Funding	Area	Design	Bid	Current	Playground Cost	
Funding Source						
CIP Funding - FY23 - 23147		\$ 363,207	\$ 363,207 act	\$ 363,207		
CPC Funding FY23 - 23147		\$ 999,755	\$ 999,755 act	\$ 999,755	\$ 999,755	
CIP Funding - Osterville Field Remaining Funds - 19146		\$ 15,000		\$ 11,967		
CIP Funding - Osterville Recreation Building Demo Remaining - 24025		\$ 40,000		\$ -		
CIP Funding - Osterville Recreation Building Design Remaining - 17086		\$ 292,168		\$ 292,168		
Totals		\$ 1,710,130	\$ 1,362,962 act	\$ 1,667,117	\$ - \$ 999,755.00	
Expenses						
Hard Costs						
Playground Equipment	1	\$ 250,000				
5-12 Play Structure	1	\$ 139,890				
We-Go-Round Spinner	1	\$ 38,725				
2-5 Play Structure - Igloo	1	\$ 109,425				
Swing Equipment - Revised Design 1	1	\$ 10,585				
Shade Shelter	2	\$ 7,360				
Tables	4	\$ 2,860				
Benches	3	\$ 1,065				
Equipment sub-total			\$ 348,742 act			
Freight			\$ 28,750 act			
MHEX B14 State Contract - Discount			\$ (20,925) act			
Equipment Total			\$ 356,567 act	\$ 356,567	\$ 356,567	
Percussion Play Equipment & Delivery			\$ 37,587 act	\$ 37,587	\$ 37,587	
Playground Equipment Installation	1	\$ 100,000	\$ 175,000 est	\$ 175,000	\$ 175,000	
Playground Surfacing	7000	\$ 35	\$ 229,578 act	\$ 229,578	\$ 229,578	
Sidewalks - SF	1790	\$ 50	\$ 89,500 est	\$ 89,500		
Fence - Iron Fence	430	\$ 110	\$ 47,300 est	\$ 47,300	\$ 47,300	
Fence - Gate 6'	1	\$ 1,000	\$ 1,000 est	\$ 1,000	\$ 1,000	
Fence - Gate 3'	1	\$ 800	\$ 800 est	\$ 800	\$ 800	
Concrete Surround CU YD	21.2	\$ 200	\$ 4,240 est	\$ 4,240	\$ 4,240	
Concrete Forms	860	\$ 5	\$ 4,300 est	\$ 4,300	\$ 4,300	
Site Clearing & Grading	15000	\$ 2	\$ 30,000 est	\$ 30,000	\$ 30,000	
Landscape / Grass	1	\$ 10,000	\$ 10,000 est	\$ 10,000	\$ 10,000	
Solar Trash Compactor	1	\$ 12,000	\$ 12,000 est	\$ 12,000	\$ 12,000	
Parking Asphalt Paving	5478	\$ 35	\$ 191,730 est	\$ 191,730		
Granite Curb	172	\$ 100	\$ 17,200 est	\$ 17,200		
Water - Bottle Filling Station	1	\$ 5,000	\$ 5,000 est	\$ 5,000	\$ 5,000	
General Conditions		10%	\$ 121,180.30 est	\$ 121,180.30	\$ 91,337.30	
Insurance		2%	\$ 24,236.06 est	\$ 24,236.06	\$ 20,094.21	
Bonds		1%	\$ 12,118.03 est	\$ 12,118.03	\$ 10,248.05	
Overhead & Profit		15%	\$ 181,770.46 est	\$ 181,770.46	\$ 155,257.89	
Escalation		4.0%	\$ 48,472 est	\$ 48,472	\$ 36,534.92	
Design Contingency		5%	\$ 60,590.15 est	\$ 60,590.15	\$ 45,668.65	
Base Bid Total			\$ 1,660,170 est	\$ 1,660,170	\$ - \$ 1,272,514	
Add Alternate No.1:						
Add Alternate No. 2:						
Add Alternate No. 3:						
Add Alternate No. 4:						
Alternates Total		\$ -		\$ - \$ -	\$ -	
Award Base Bid & Accepted Alternates			\$ 1,660,170 est	\$ 1,660,170	\$ - \$ 1,272,514	
Change Orders						
CO 1:			\$ -	\$ - \$ -		
Total Co's Pending			\$ -	\$ - \$ -	\$ -	
Hard Cost Total			\$ 1,660,170 est	\$ 1,660,170	\$ - \$ 1,272,514	
Soft Costs						
Civil Engineering Design / CA		8%	\$ 97,600.00 est	\$ 97,600	\$ 50,000	
Playground Consultant		\$ 32,250	\$ 50,000.00 est	\$ 50,000	\$ 50,000	
Exploratory Testing			\$ 5,000 est	\$ 5,000	\$ 5,000	
Utility Connection Charges			\$ 10,000 est	\$ 10,000		
Advertising - Cape Cod Times			\$ 500 est	\$ 500	\$ 500	
Owner's Project Manager						
Salaries FY24		5%	\$ 50,000.00 est	\$ 50,000	\$ 25,000	
Supplies			\$ 500 est	\$ 500		
Printing			\$ 1,500 est	\$ 1,500		
Owner's Project Contingency L.S		10%	\$ 166,017 est	\$ 166,017	\$ - \$ 127,251	
Total Soft Costs			\$ 281,117 est	\$ 281,117	\$ 257,751	
Total Hard & Soft Costs			\$ 2,041,287 est	\$ 2,041,287	\$ - \$ 1,530,285	
Total Funds Available			\$ 1,362,962 est	\$ 1,667,117	\$ - \$ 999,755	
Remaining Funds			\$ (678,325) est	\$ (374,170)	\$ - \$ (530,510)	