



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 – Vice Chair • Marilyn Fifield – 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 • Felicia Penn, President– Town Council Liaison

Monday, April 22, 2024
Regular CPC Meeting APPROVED Minutes
Remote Access Meeting via Zoom Link: <https://zoom.us/j/86523621574>
5:30 PM

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

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 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.” No one present was recording the meeting.

Call to Order (Roll Call)

Present: Terry Duenas – **yes**, Marilyn Fifield – **yes**, Deborah Converse– **yes**, Tom Lee – **yes**, Stephen Robichaud – **yes**, Farley Lewis – **yes**, and Lindsey Counsell – **yes**. Katherine Garofoli was absent.

Minutes

The motion of Farley Lewis was seconded by Marilyn Fifield to approve the draft Community Preservation Committee Regular Meeting Minutes from March 18, 2024, as submitted.

Roll Call Vote: Terry Duenas – **abstained**, Marilyn Fifield – **yes**, Deborah Converse – **yes**, Tom Lee – **yes**, Farley Lewis – **yes**, Stephen Robichaud – **yes**, and Lindsey Counsell – **yes**. 6-yes, 0- no, 1- abstained. **Motion carried.**

Letters of Intent

- A Letter of Intent was received from Barnstable Land Trust (BLT) requesting \$250,000 in Community Preservation Open Space funds for acquisition of a 5.84-acre parcel addressed 4609 Falmouth Road, Cotuit, Map 024, Parcel 042. The total purchase price of the parcel is \$590,000 with an application for a Mass. Conservation Partnership grant for \$300,000 to be submitted in July 2024.

\$50,000 will be requested from the Cotuit Fire District Board of Water Commissioners in support of the project at an upcoming District meeting. The parcel has frontage on Falmouth Road and abuts a BLT 5.9-acre conservation area to the south. Public access will be off Santuit-Newtown Road. Acquisition would create almost 12 acres of contiguous open space conserving high value natural resources and recreation access as well protecting nearby drinking water wells (or within water protection zone or Zone II). The Town of Barnstable would be granted a Conservation Restriction on the property, and the property will be managed by the BLT.

Ms. Janet Milkman, Director of Barnstable Land Trust, narrated a PowerPoint presentation that depicted the subject parcel and surrounding area, noting other Open Space properties. She explained that the property is west of the Santuit-Newtown Road intersection with Route 28 and in the Zone II overlay and an area of high conservation-value properties. She described the property as having a vernal pool and kettle hole and wooded with oak, cherry, maple, beech, and holly trees, saying that an existing trail on the abutting property owned by Barnstable Land Trust could be extended to access this property. She noted that the State has mapped this property as prime forest land. Ms. Milkman provided a brief background of the property, saying that a 34-housing unit 40B project had been proposed, although Cotuit Water District concerns expressed at the planning meeting about the scale of development in this location caused the developer to abandon the project. After the property had been on the market for a long while, Barnstable Land Trust made an offer to acquire this helpful addition to the conservation corridor in this location.

Regarding the different options to access the property, Ms. Milkman noted an unpaved road extending from Santuit-Newtown Road to the border of this parcel where a pull-off parking area could be created. Stephen Robichaud wondered, since the property abuts St. Michaels Church on Main Street, if the church parking lot could potentially offer an opportunity for partnering with the church for parking outside church hours. Ms. Milkman said she would follow up on this. She reported that the request for \$50,000 from the Cotuit Fire District Water Board would be voted on by the Prudential Committee that night and, if supported, will be on the May 29, 2024, warrant for the Cotuit Water District annual meeting. She anticipated a lot of support from residents, saying that the best way to protect water supply is to protect conservation land. Chair Counsell said that access from Route 28 is not a good idea and added that the small employee parking lot to the east of Villaggio Restaurant will be eliminated. There was discussion regarding Community Preservation Financial reports for the next CPC meeting. Chair Counsell noted that there is approximately \$11M in the Undesignated CP Fund and approximately \$3M in the Open Space/Recreation CP Fund. Tom Lee reported that the Conservation Commission could possibly help certify the vernal pond. It was noted that the Application should include the map that depicts Zones I and II to illustrate the significance of the property for drinking water sites.

The motion of Deb Converse was seconded by Tom Lee to move Barnstable Land Trust's Open Space Letter of Intent for acquisition of 4609 Falmouth Road, Cotuit, to Application stage.

Roll Call Vote: Terry Duenas – **yes**, Marilyn Fifield – **yes**, Deborah Converse – **yes**, Tom Lee – **yes**, Farley Lewis – **yes**, Stephen Robichaud – **yes**, and Lindsey Counsell – **yes**. 7-yes, 0-no, Motion **carried**.

Applications:

- None Received.

Correspondence Received

- Affordable Housing Growth & Development Trust Fund Board 2023 Report to CPC.
 - A representative from the Trust Board will attend a future CPC meeting for discussion of the Board's 2023 Report.
- Invitation to Public Workshops regarding the Marstons Mills School Property.
 - Three public meetings are scheduled:
 - Tuesday, April 30, 2024, 6 p.m. at Liberty Hall, Marstons Mills.
 - Thursday, May 2, 2024, 6 p.m. via Zoom.
 - Saturday, May 4, 2024, 9 a.m. Site Visit – Marstons Mills School - 2095 Main Street, Marstons Mills.

Project Updates:

Chairman Counsell provided the following updates:

- The Wheeler Road Grant – Closing will be scheduled for June 2024.
 - A deeded easement will be recorded for a trail from Fuller Farm to access the Wheeler property.
- Mills Property, Mashpee - Conservation Restriction (CR) to be granted to the Mass. Division of Fish and Wildlife – Closing is in the process of being scheduled.
 - The Mashpee Board of Selectmen are taking this up, and it will be finalized soon.
- The Unitarian Church project is complete.
- Work is continuing on the Olde Colonial Court House building and will be completed soon.
- Progress is being made on the Centerville and Osterville Playground projects.
- CC Rail Trail Phase 3 CR review has begun, with CRs being reviewed and submitted to Mass. Fish & Wildlife for their approval.
 - The CRs are mitigation for the actual footprint of the bikeway and use of designated hunting lands. Bidding for the project is scheduled for August 2024.

Member Discussion

- It was decided that the format for the May 20, 2024, meeting would be remote.
- It was confirmed that the upcoming Annual CPC Meeting would be held in person on July 15, 2024.

Public Comment:

None

General Discussion:

None

Adjournment:

Motion was made by Terry Duenas and seconded by Tom Lee to adjourn.

Roll Call Vote: Terry Duenas – yes; Marilyn Fifield - yes; Deb Converse – yes; Tom Lee – yes; Farley Lewis – yes; Stephen Robichaud – yes; and Lindsey Counsell – yes. Motion carried: Meeting adjourned at 5:57 p.m.

Next Regularly Scheduled CPC Meeting May 20, 2024

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

Exhibit 1 –CPC Agenda, April 22, 2024.

Exhibit 2 –Draft CPC Meeting Minutes – March 18, 2024.

Exhibit 3 – Letter of Intent – Barnstable Land Trust – 4609 Falmouth Rd, Cotuit

Exhibit 4 – PowerPoint Presentation – Barnstable Land Trust – 4609 Falmouth Rd, Cotuit

Exhibit 5 - Affordable Housing Growth & Development Trust Fund Board 2023 Report

Exhibit 6 - Invitation to Public Workshops regarding the Marstons Mills School Property.

Respectfully submitted,

Ellen M. Swiniarski

Community Preservation Coordinator

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 the Committee may vote to 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**