



**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 • 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, March 18, 2024**  
**Regular CPC Meeting APPROVED Minutes**  
**Remote Access Meeting via Zoom Link: <https://zoom.us/j/84818220299>**  
**5:30 PM**

<b>Lindsey Counsell – Chair</b>	<b>Present</b>
<b>Marilyn Fifield – Clerk</b>	<b>Present at 5:40 p.m.</b>
<b>Terry Duenas</b>	<b>Absent</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>Absent</b>
<b>Farley Lewis</b>	<b>Present</b>

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: Deborah Converse– **yes**, Katherine Garofoli - **yes**, Tom Lee – **yes**, Farley Lewis – **yes**, and Lindsey Counsell – **yes**. Stephen Robichaud and Terry Duenas were absent.

Chair Counsell noted that Recreation Commissioner Sharon Brown was present as an observer. CPC members welcomed Ms. Brown.

**Minutes**

The motion of Farley Lewis was seconded by Tom Lee to approve the draft Community Preservation Committee Regular Meeting Minutes from January 22, 2024, as submitted.

**Roll Call Vote:** Deborah Converse – **abstained**, Katherine Garofoli – **yes**, Tom Lee – **yes**, Farley Lewis – **yes**, and Lindsey Counsell – **yes**. 4-yes, 0- no, 1- abstained.  
 Motion carried.

**Letters of Intent**

- Chair Counsell noted that the five Letters of Intent from the Town that were listed on tonight’s CPC agenda are being postponed to a meeting subsequent to the Town Manager ‘s final sign-off.

## Applications:

- None Received.

## Town Project Updates:

Town DPW Architect Mark Marinaccio narrated a PowerPoint presentation updating two ongoing playground projects that were partially CPA-funded:

- **Osterville Playground** – Mr. Marinaccio explained that there is a working design that is presently being developed by the playground designer and a steering group that was appointed by the Town Manager. The PowerPoint included a site plan showing the existing tennis courts and planned improvements such as a new sidewalk connection, expansion of the parking lot and installation of a retaining wall to flatten out the site with fencing to be installed around the playground. He noted a climbing structure that is connected to another play structure called we-go-round, a four-bay swing structure with a tandem and ADA-accessible swing. The 3-D depiction of the playground showed the equipment as it would look installed, with an aquatic theme of aqua and coral-colored elements. Mr. Marinaccio explained that one of the goals of the playground group is to include shaded play, saying most playgrounds do not have shade. Mr. Marinaccio listed the elements of the playground, including climbing and jumping features, monkey bars, slides, we-go-round, swings, playhouse, musical elements, scavenger hunt, open play space, poured-in-place surfacing and bottle filling station. He explained that the design is under review by the advisory group for selection of colors and tweaking some of the poured-in-place surfaces, with an option to put a hopscotch and other elements onto the surface. He added that tables and benches will have checker boards on the surface; although this is still being modified. He also shared the master plan for the next phase which would include an accessible comfort station, a tennis/street hockey court, and some expanded parking off Lovell Road with some plantings which would be included in a future request.

In response to CPC members' questions, Mr. Marinaccio replied that the Structures and Grounds Department, will repair or replace equipment as needed if under warranty, while any needed larger equipment replacements that are not under warranty would go through a DPW Capital funding process. He said that the Community Center has been demolished and there is \$22,000 left in the field project for completion of the field and noted that the fabric shade components will be taken down by Structures & Grounds in the Fall. Mr. Marinaccio explained the process after the advisory group's agreement on the design, with the playground design then subject to community feedback. He hoped to move quickly to be able to put the project out to bid in the Fall, noting that the playground equipment design as shown is at the budget limit of \$350,000 for just the equipment. Mr. Marinaccio reported that he is in the process of ordering the equipment for the Centerville Playground now because the price is guaranteed through the end of this month.

- **Centerville Playground** - Mr. Marinaccio continued the PowerPoint presentation for the Centerville Playground, noting that the project is further along than the Osterville Playground, now at the construction document stage after a year and a half of meetings with the steering group for the project. A nautical theme was chosen for the Centerville Playground, but Mr. Marinaccio reported that it was recognized years ago that there was no accessibility into the playground from the parking lot due to a 12–14 ft. drop in elevation that could not be resolved with a ramp that met code requirements. He explained that CIP and CPA funding allowed for redoing the playground and installation of a 10-space parking lot with 4 ADA-compliant spaces at an elevation 6 ft. lower with sidewalk access. Mr. Marinaccio listed the additional improvements as: 2 ft. of fill, new accessible pathway, new retaining wall, updated ball field with regulation grass infield and short outfield, as these were decided after two community meetings where residents expressed that they did not want to lose the ball field.

Mr. Marinaccio explained that the design plan is the playground that the steering group put together with a shaded seating area, new connection to Main St., a new ADA-compliant path from the parking lot, and a new retaining wall. Because Centerville residents wanted to minimize the amount of poured-in-place surface, he said there will be some artificial turf included. Playground Structures include: tree house, ship wreck, we-go-round, teeter-totter, swings, sea lion climbing structure, ship play structure, crab trap which can be climbed on, into and through, noting that funding of \$63,000 for the ship wreck and sea lion has not been secured, and will be included only if afforded.

In response to CPC members' questions, Mr. Marinaccio noted that the installation of a guard rail along Main Street is under consideration, but it is not part of this project. He indicated that there is shade in the morning and afternoon, with plans for a shaded seating area and bottle filling station. He reported that Structures & Grounds always complies with the criteria and recommendations of the Tree Warden for planting and maintenance, and he said he hoped that the playground would be ready for use by August 2025.

### **Correspondence Received:**

- Email from Planning & Development forwarding notice of several village meetings for public input on the draft Local Comprehensive Plan.
  - Chair Counsell noted that the Local Comprehensive Plan is very important to help Town Council set policy going forward.

### **Project Updates:**

Chair Counsell provided the following updates:

- The Wheeler Road Grant – Closing will be scheduled for June 2024. Conservation Restriction to be included on a future Town Council agenda.
- Three outstanding Conservation Restrictions - Harju, Prince Ave. & Amaral CRs - are moving forward after many years.
- Mills Property, Mashpee - Conservation Restriction (CR) to be granted to the Mass. Division of Fish and Wildlife. This project was scheduled before the Mashpee Board of Selectman that evening for their approval to sell one-half

interest in the Mills Property to Barnstable. It was noted that this project has taken 14 years thus far.

- The Unitarian Church project is complete.
- Work continues on the Olde Colonial Court House building to complete the ADA-compliant ramp.
- Progress is being made on the Centerville and Osterville Playground projects.

**Member Discussion:**

- It was decided that the format for the April 22, 2024, CPC meeting would be remote.
- The tentative Annual CPC meeting date of July 15, 2024, was discussed, with the topic/focus of Affordable Housing receiving strong member support. This will be discussed and finalized at the next CPC meeting on April 22, 2024.

**Public Comment:**

None

**General Discussion:**

None

**Adjournment:**

**Motion was made by Tom Lee and seconded by Katherine Garofoli to adjourn. Roll Call Vote: Marilyn Fifield - yes; Deb Converse – yes; Katherine Garofoli – yes; Tom Lee – yes; Farley Lewis – yes; Lindsey Counsell – yes. Motion carried: Meeting adjourned at 6:18 p.m.**

***Next Regularly Scheduled CPC Meeting April 22, 2024***

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

Exhibit 1 –CPC Agenda, March 18, 2024.

Exhibit 2 –Draft CPC Meeting Minutes – January 22, 2024.

Exhibit 3 – Email from Planning & Development forwarding notice of several village meetings for public input on the draft Local Comprehensive Plan.

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**