



Town of Barnstable  
Town Council  
James H. Crocker Jr. Hearing Room  
367 Main Street, 2<sup>nd</sup> floor,  
Hyannis, MA 02601  
Office 508.862.4738 • Fax 508.862.4770  
E-mail : [council@town.barnstable.ma.us](mailto:council@town.barnstable.ma.us)

## TOWN COUNCIL MEETING

December 11, 2025

6:00 pm

### Councilors:

Craig Tamash  
President  
Precinct 4

Kris Clark  
Vice President  
Precinct 11

Gordon Starr  
Precinct 1

Thomas Keane  
Precinct 2

Betty Ludtke  
Precinct 3

John Crow  
Precinct 5

William Crocker  
Precinct 6

Seth Burdick  
Precinct 7

Lisa DaLuz  
Precinct 8

Charles Bloom  
Precinct 9

Matthew P. Levesque  
Precinct 10

Barry Sheingold  
Precinct 12

Felicia Penn  
Precinct 13

Administrator:  
Cynthia A. Lovell  
[Cynthia.lovell@town.barnstable.ma.us](mailto:Cynthia.lovell@town.barnstable.ma.us)

The December 11, 2025 Meeting of the Barnstable Town Council shall be conducted in person at 367 Main Street 2<sup>nd</sup> Floor James H. Crocker Jr. Hearing Room, Hyannis, MA. The public may attend in person or participate remotely in Public Comment or during a Public Hearing via the Zoom link listed below.

1. The meeting will be televised live via Xfinity Channel 8 or 1070 or High-Definition Channel 1072 or may be accessed via the Government Access Channel live stream on the Town of Barnstable's website:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

2. Written Comments that will be distributed to the entire Town Council may be submitted to:

[https://tobweb.town.barnstable.ma.us/boardscommittees/towncouncil/Town\\_Council/Agenda-Comment.asp](https://tobweb.town.barnstable.ma.us/boardscommittees/towncouncil/Town_Council/Agenda-Comment.asp)

3. Remote Participation: The public may participate in Public Comment or Public Hearings by utilizing the Zoom video link or telephone number and access meeting code:

Join Zoom Meeting <https://townofbarnstable-us.zoom.us/j/83908755505> Meeting ID: 839 0875 5505  
US Toll-free • 888 475 4499

### PUBLIC SESSION

#### 1. ROLL CALL

#### 2. PLEDGE OF ALLEGIANCE

#### 3. MOMENT OF SILENCE

#### 4. PUBLIC COMMENT

#### 5. COUNCIL RESPONSE TO PUBLIC COMMENT

#### 6. TOWN MANAGER COMMUNICATIONS (Pre-Recorded and available on Video on Demand on the Town website)

#### 7. MINUTES

- ACT ON PUBLIC SESSION MINUTES: December 04, 2025

#### 8. COMMUNICATIONS - from elected officials, boards, committees, and staff, commission reports, correspondence and announcements

- Legislative update from Senator Julian Cyr
- Opioid Settlement Funds Grant Recipients

#### 9. ORDERS OF THE DAY

- A. Old Business
- B. New Business

#### 10. Approval of Town Council Calendar of Meetings for 2025

#### 11. ADJOURNMENT

NEXT REGULAR MEETING: January 08, 2026

ITEM NO.	INDEX TITLE	PAGE
<b>A.</b>	<b>OLD BUSINESS</b>	
2026-064	Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 170 Rental Properties, to Increase the Rental Registration Fee <b>(Public Hearing) (Roll Call Majority Vote)</b> .....3-5	3-5
2026-068	Appropriation and Loan Order in the amount of <b>\$350,000</b> for a feasibility study and schematic design for the Roof Replacement Project at Barnstable High School <b>(Public Hearing) (Roll Call 2/3 Full Council)</b> .....6-7	6-7
2026-069	Appropriation and Loan Order in the amount of <b>\$350,000</b> for a feasibility study and schematic design for the Roof Replacement Project at Barnstable Intermediate School <b>(Public Hearing) (Roll Call 2/3 Full Council)</b> .....8-9	8-9
2026-070	Resolve appointing Paula Hersey to the Regional District School Committee for the Cape Cod Regional Technical High School District <b>(May be acted upon) (Majority Vote)</b> ..... 10-11	10-11
<b>B.</b>	<b>NEW BUSINESS</b>	
2026-071	Authorization to contract for and expend a Fiscal Year 2026 State Edward J. Byrne Memorial Justice Assistance Grant in the amount of <b>\$33,134</b> from the Massachusetts Office of Grants and Research <b>(May be acted upon) (Majority Vote)</b> ..... 12-13	12-13
2026-072	Order authorizing the grant of an easement for electric facilities on Town-owned land at 367 Main Street in Hyannis <b>(First Reading) (Refer to Second Reading 01/08/2026)</b> ..... 14-16	14-16
2026-073	Authorization to contract for and expend a Fiscal Year 2026 Destination Development Capital Grant from the Commonwealth of Massachusetts, Executive Office of Economic Development, Office of Travel and Tourism in the amount of <b>\$15,000</b> for Hyannis wayfinding and branding <b>(May be acted upon) (Majority Vote)</b> ..... 17-18	17-18
2026-074	Appropriation Order in the amount of <b>\$4,200</b> In Community Preservation Act Funds for the purchase and installation of 30 hiking trail signs <b>(Refer to Public Hearing 01/08/2026)</b> ..... 19-20	19-20

**Please Note:** The lists of matters are those reasonably anticipated by the Council President which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may be discussed to the extent permitted by law. It is possible that if it votes, the Council may go into executive session. The Council may also act on items in an order other than as they appear on this agenda. Persons interested are advised that in the event any matter taken up at the meeting remains unfinished at the close of the meeting, it may be continued to a future meeting, and with proper notice.

**A. OLD BUSINESS (Public Hearing) (Roll Call Majority Vote)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-064**  
**INTRO: 11/20/2025, 12/11/2025**

**2026-064 AMENDING THE CODE OF THE TOWN OF BARNSTABLE, PART I  
GENERAL ORDINANCES, CHAPTER 170 RENTAL PROPERTIES, TO  
INCREASE THE RENTAL REGISTRATION FEE**

**ORDERED:** That the Code of the Town of Barnstable, Part I General Ordinances, Chapter 170 Rental Properties, is hereby amended by deleting § 170-8 in its entirety and inserting the following new § 170-8 in its place:

“§ 170-8. Fee for registration.

There shall be a fee of \$250 to procure a certificate of registration. The fee for a certificate of registration for any additional units owned by the same owner at the same address shall be \$250 per unit.”

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
<u>11/20/2025</u>	<u>Refer to Public Hearing 12/11/2025</u>

\_\_\_\_\_

\_\_\_\_ Read Item  
\_\_\_\_ Rationale  
\_\_\_\_ Public Hearing  
\_\_\_\_ Close Public Hearing  
\_\_\_\_ Council Discussion  
\_\_\_\_ Vote

# BARNSTABLE TOWN COUNCIL

## SUMMARY

**ITEM# 2026-064**

**INTRO: 11/20/2025, 12/11/2025**

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Brian Florence, Director of Inspectional Services  
**DATE:** November 20, 2025  
**SUBJECT:** Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 170 Rental Properties, to Increase the Rental Registration Fee

**RATIONALE:** The Town's current Rental Registration program fees are in need of adjustment to reflect the current cost of providing services. These fees have not been adjusted in many years; they are outdated and do not reflect the cost of providing service. Barnstable's rental inventory has increased over 800 units or 30% since 2017 with another 500-600 units (51%) either permitted or imminent. There has been no adjustment to staffing levels to accommodate existing or pending increases.

Municipal operating costs have continued to rise, driven by increases in personnel expenses, increased regulation or regulatory changes, technology upgrades, and generally inflation. As a result, the program operates in deficit and staff are unable to function effectively or efficiently.

### Increased Service Demands

New regulations, and changes to existing regulations along with emerging public health and consumer protection concerns, require staff to provide services beyond the level of services that exist under the current funding structure.

### Equity and Fairness

The current structure results in a subsidy from all taxpayers for services that directly benefit specific applicants, landowners, or businesses. Updating the fees ensures that those who receive the benefit or require the service bear an appropriate share of the cost.

The proposed fee adjustment will bring the fee into alignment with the actual costs of providing rental registration services. The proposed increase will also preserve service quality and responsiveness by ensuring that the Town has the resources necessary for staffing and to maintain timely, professional, and thorough delivery of services. This approach ensures both fiscal responsibility and fairness by aligning fees with the services provided.

**FISCAL IMPACT:** Based on the current number of rental units in town the new fee is estimated to generate \$884,000 annually. This is \$695,000 more than what the current fee generates. The additional revenue will be used to cover the cost of two additional health inspectors, a housing administration position, two additional vehicles, overhead costs and a building inspector, as well as reducing the tax support used to operate the current program. With upwards of 600 additional units in the pipeline, an additional position may be needed in the future whose cost should be covered by the additional revenue

generated as these units come online. The Fiscal Year 2027 proposed operating budget will include a request to add these additional costs to the Inspectional Services Department operating budget.

**TOWN MANAGER RECOMMENDATION:** Mark S. Ells, Town Manager, recommends approval of this item.

**STAFF SUPPORT:** Brian Florence, Director of Inspectional Services

**A. OLD BUSINESS (Public Hearing) (Roll Call 2/3 Full Council)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-068**  
**INTRO: 12/04/2025, 12/11/2025**

**2026-068 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$350,000 FOR A FEASIBILITY STUDY AND SCHEMATIC DESIGN FOR THE ROOF REPLACEMENT PROJECT AT BARNSTABLE HIGH SCHOOL**

**ORDERED:** That the amount of **\$350,000** be appropriated for the purpose of paying feasibility study and schematic design costs and associated project management for the potential roof replacement project at the Barnstable High School, located at 744 West Main Street, Hyannis, MA, including the payment of costs incidental or related thereto (the “Project”), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the Town of Barnstable, through the Barnstable School Committee, has applied for a grant from the Massachusetts School Building Authority (“MSBA”), and that to meet this appropriation, the Town Treasurer is hereby authorized to borrow **\$350,000** under and pursuant to M.G.L. c. 44, § 7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Barnstable School Committee is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto. The Town of Barnstable acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and if the MSBA’s Board of Directors votes to invite the Town to collaborate with the MSBA on this proposed repair project, any project costs the Town of Barnstable incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the Town of Barnstable; and that, if invited to collaborate with the MSBA on the proposed repair project, the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town of Barnstable, through the Barnstable School Committee, and the MSBA.

**SPONSORS:** Mark S. Ells, Town Manager, and Sara Ahern, Superintendent at the request of the School Committee.

DATE	ACTION TAKEN
<u>12/04/25</u>	<u>Refer to Public Hearing 12/11/2025</u>

_____	_____
_____	Read Item
_____	Rationale
_____	Public Hearing
_____	Close Public Hearing
_____	Council Discussion
_____	Vote

# BARNSTABLE TOWN COUNCIL

ITEM# 2026-068  
INTRO: 12/04/2025, 12/11/2025

## SUMMARY

**TO:** Town Council  
**FROM:** School Committee  
**THROUGH:** Mark Ells, Town Manager and Sara Ahern, Superintendent  
**DATE:** December 04, 2025  
**SUBJECT:** Appropriation and Loan Order in the amount of **\$350,000** for a feasibility study and schematic design for the Roof Replacement Project at Barnstable High School

**BACKGROUND:** The Town of Barnstable has been invited to participate in the Massachusetts School Building Authority's (MSBA) Accelerated Repair Program to replace the roof of the Barnstable High School. The Accelerated Repair Program exists to support Massachusetts School Districts in replacing eligible roofs, windows, doors, and HVAC systems. Participating in the Accelerated Repair Program makes the Town eligible for an estimated reimbursement between 30% and 40% of total project cost.

The roof at Barnstable High school is over 28 years old and is showing signs of failure. Despite countless attempts to repair it, the roof continues to leak and causes damage to the interior of the building. It is not uncommon for ceiling tiles to be removed and buckets deployed throughout the building in order to catch dripping water. Leaks are disruptive to the learning environment. The Town Council, in conjunction with the School Committee, voted in February 2025 to submit a Statement of Interest to the MSBA for participation in the Accelerated Repair Program for this project.

**ANALYSIS:** The first step of the Accelerated Repair Program process is to appropriate funds to conduct a feasibility study and schematic design of the project. This allows the Town to better understand the scope of the project as well as determine an estimated final cost. It will also determine the Town's final estimated reimbursement rate. Once this process is complete, the Town will determine if they would like to proceed with construction, and how to fund the project.

**FINANCIAL IMPACT:** Should the Town decide to move forward after feasibility and schematic design, the total project cost is estimated to be \$13M, exclusive of any MSBA reimbursement.

**TOWN MANAGER RECOMMENDATION:** Mark S. Ells, Town Manager, requests favorable action by the Town Council.

**STAFF ASSISTANCE:** Chris Dwelley, Deputy Finance Director for School Operations, Doug Boulanger, Director of School Facilities

**A. OLD BUSINESS (Public Hearing) (Roll Call 2/3 Full Council)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-069**  
**INTRO: 12/04/2025, 12/11/2025**

**2026-069 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$350,000 FOR A FEASIBILITY STUDY AND SCHEMATIC DESIGN FOR THE ROOF REPLACEMENT PROJECT AT BARNSTABLE INTERMEDIATE SCHOOL**

**ORDERED:** That the amount of **\$350,000** be appropriated for the purpose of paying feasibility study and schematic design costs and associated project management for the potential roof replacement project at the Barnstable Intermediate School, located at 895 Falmouth Road, Hyannis, MA, including the payment of costs incidental or related thereto (the “Project”), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the Town of Barnstable, through the Barnstable School Committee, has applied for a grant from the Massachusetts School Building Authority (“MSBA”), and that to meet this appropriation, the Town Treasurer is hereby authorized to borrow **\$350,000** under and pursuant to M.G.L. c. 44, § 7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Barnstable School Committee is authorized to contract for and expend the appropriation made available for these purposes and to accept any gifts or grants in relation thereto. The Town of Barnstable acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and if the MSBA’s Board of Directors votes to invite the Town to collaborate with the MSBA on this proposed repair project, any project costs the Town of Barnstable incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the Town of Barnstable; and that, if invited to collaborate with the MSBA on the proposed repair project, the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town of Barnstable, through the Barnstable School Committee, and the MSBA.

**SPONSORS:** Mark S. Ells and Superintendent Sara Ahern, at the request of the School Committee

DATE	ACTION TAKEN
<u>12/04/25</u>	<u>Refer to Public Hearing 12/11/2025</u>

\_\_\_\_\_

\_\_\_\_ Read Item  
\_\_\_\_ Rationale  
\_\_\_\_ Public Hearing  
\_\_\_\_ Close Public Hearing  
\_\_\_\_ Council Discussion  
\_\_\_\_ Vote



# BARNSTABLE TOWN COUNCIL

ITEM# 2026-069

INTRO: 12/04/2025, 12/11/2025

## SUMMARY

**TO:** Town Council  
**FROM:** School Committee  
**THROUGH:** Mark S. Ells, Town Manager, and Sara Ahern, Superintendent  
**DATE:** December 04, 2025  
**SUBJECT:** Appropriation and Loan Order in the amount of **\$350,000** for a feasibility study and schematic design for the Roof Replacement Project at Barnstable Intermediate School

**BACKGROUND:** The Town of Barnstable has been invited to participate in the Massachusetts School Building Authority's (MSBA) Accelerated Repair Program to replace the roof of the Barnstable Intermediate School. The Accelerated Repair Program exists to support Massachusetts School Districts in replacing eligible roofs, windows, doors, and HVAC systems. Participating in the Accelerated Repair Program makes the Town eligible for an estimated reimbursement between 30% and 40% of total project cost.

The roof on the Barnstable Intermediate school is over 20 years old and is showing signs of failure. Despite countless attempts to repair it, the roof continues to leak and cause damage to the interior of the building. Repairs have become costly and issues are disruptive to the learning environment.

The Town Council, in conjunction with the School Committee, voted in February 2025 to submit a Statement of Interest to the MSBA for participation in the Accelerated Repair Program for this project.

**ANALYSIS:** The first step of the Accelerated Repair Program process is to appropriate funds to conduct a feasibility study and schematic design of the project. This allows the Town to better understand the scope of the project as well as determine an estimated final cost. It will also determine the Town's final estimated reimbursement rate.

Once this process is complete, the Town will determine if they would like to proceed with construction, and how to fund the project.

**FINANCIAL IMPACT:** Should the Town decide to move forward after feasibility and schematic design, the total project cost is estimated to be \$8M, exclusive of any MSBA reimbursement.

**TOWN MANAGER RECOMMENDATION:** Mark S. Ells, Town Manager, requests favorable action by the Town Council.

**STAFF ASSISTANCE:** Chris Dwelley, Deputy Finance Director for School Operations, Doug Boulanger, Director of School Facilities

**A. OLD BUSINESS (May be acted upon) (Majority Vote)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-070**  
**INTRO: 12/04/2025, 12/11/2025**

**2026-070 RESOLVE APPOINTING PAULA HERSEY TO THE REGIONAL DISTRICT  
SCHOOL COMMITTEE FOR THE CAPE COD REGIONAL TECHNICAL  
HIGH SCHOOL DISTRICT**

**RESOLVED:** Upon the recommendation of the Town Manager, the Town Council does hereby appoint Paula Hersey, a resident of Marstons Mills, to serve as a member of the Regional District School Committee for the Cape Cod Regional Technical High School District for a term of three years.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
<u>12/04/2025</u>	<u>Refer to Second Reading 12/11/2025</u>

_____	_____
_____	Read Item
_____	Rationale
_____	Council Discussion
_____	Vote

# **BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-070**  
**INTRO: 12/04/2025, 12/11/2025**

## **SUMMARY**

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Karen L. Nober, Town Attorney  
**DATE:** December 04, 2025  
**SUBJECT:** Resolve appointing Paula Hersey to the Regional District School Committee for the Cape Cod Regional Technical High School District

**BACKGROUND:** The Cape Cod Regional Technical High School District (the “District”) was established pursuant to an agreement among the member towns, including the Town of Barnstable. The agreement provides that the powers of the District are vested in and exercised by a Regional District School Committee (the “Committee”), which serves as the governing board of the District. Each member town appoints two members to the Committee for a term of three years. Under the agreement, it is the moderator of each town who makes the appointment. The agreement does not address who makes the appointment for a town with a city form of government. Accordingly, the Town Attorney has advised that the Town Council make the appointment after receiving a recommendation from the Town Manager.

**FISCAL IMPACT:** N/A

**TOWN MANAGER RECOMMENDATION:** Mark S. Ells, Town Manager, recommends approval of this item.

**STAFF ASSISTANCE:** Karen L. Nober, Town Attorney

**B. NEW BUSINESS (May be acted upon) (Majority Vote)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-071**  
**INTRO: 12/11/2025**

**2026- 071 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2026 STATE EDWARD J. BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT IN THE AMOUNT OF \$33,134 FROM THE MASSACHUSETTS OFFICE OF GRANTS AND RESEARCH**

**RESOLVED:** That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2026 Edward J. Byrne Memorial Justice Assistance Grant in the amount of **\$33,134** from the Massachusetts Office of Grants and Research for the purpose of purchasing an E-Locker Security System for weapons and radar equipment.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

\_\_\_ Read Item  
\_\_\_ Rationale  
\_\_\_ Council Discussion  
\_\_\_ Vote

# BARNSTABLE TOWN COUNCIL

**ITEM# 2026-071**  
**INTRO: 12/11/2025**

## SUMMARY

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Jean B Challies, Chief of Police  
**DATE:** December 11, 2025  
**SUBJECT:** Authorization to contract for and expend a Fiscal Year 2026 State Edward J. Byrne Memorial Justice Assistance Grant in the amount of **\$33,134** from the Massachusetts Office of Grants and Research

**BACKGROUND:** The Police Department applied for and was awarded a State FY2026 Edward J. Byrne Memorial Assistance Grant in the amount of \$33,134 from the Massachusetts Office of Grants and Research.

With these grant funds the Barnstable Police Department will purchase a secure E-Locker storage system consisting of a restricted access Kiosk with a Radio Frequency Identification System (RFID) and an Uninterrupted Power Supply (UPS), twenty-eight (28) Long Gun Storage Modules, twenty- four (24) Taser/Pistol Storage Modules and six (6) Extra Tall Long Gun and Taser/Pistol Modules. The current system in use by the Barnstable Police Department for checking weapons and radars in and out by sworn personnel is outdated and not only leads to the potential loss and damage of costly firearms, tasers and radars, but also poses as a security risk.

The purchase of this storage system will provide the ultimate security and traceability of lethal, less lethal and radar guns. The units are manufactured with 16 and 18-gauge carbon steel and powder coated for a long-lasting, durable finish. There is a built-in security system for the kiosks that is fully customizable to the needs of the Barnstable Police Department, addressing major safety concerns by limiting access of firearms and rifles to authorized personnel only. The unit may be customized to further restrict access to types of equipment based on tiered access determined by clearance levels and weapon credentials. This system will allow supervisors to track which pieces of equipment were taken from the secured area, which personnel has them, what time they left the storage unit, and when items were returned. This traceability is important for liability reasons as well as safety.

**ANALYSIS:** The new E-Locker storage system will enhance the Department's security and traceability of high cost and high-risk equipment. This upgrade will protect against unauthorized access to lethal and less lethal Law Enforcement tools utilized by the Barnstable Police Department. Additionally, this storage unit will also reduce the cost of fixing these items as they will be able to be stored properly with little to no damage due to improper storage and/or lack of accountability.

**FISCAL IMPACT:** This is a reimbursement grant in which the Department will be reimbursed for the purchase of the E-Lockers after the equipment has been purchased. The installation of the units, kiosk, technology, and all aspects related to the professional installment of these units is covered by the grant funds.

**TOWN MANAGER RECOMMENDATION:** Mark S. Ells, Town Manager, recommends acceptance of this grant.

**STAFF ASSISTANCE:** Jean B Challies, Chief of Police; Anne Spillane, Finance & Support Services Director; Alita Hazel, Grant Coordinator/Alarm Program Administrator

**B. NEW BUSINESS (First Reading) (Refer to Second Reading 1/08/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-072  
INTRO: 12/11/2025**

**2026-072 ORDER AUTHORIZING THE GRANT OF AN EASEMENT FOR ELECTRIC FACILITIES ON TOWN-OWNED LAND AT 367 MAIN STREET IN HYANNIS**

**ORDERED:** That the Town Council hereby authorizes the Town Manager, on behalf of the Town, as part of a negotiated transaction and for nominal monetary consideration, to grant a perpetual easement to NSTAR Electric Company, doing business as Eversource Energy, or one of its related entities for the installation and operation of an underground line for the distribution of electricity, related lines for control, relay and communication purposes, and associated at-grade appurtenances, including manholes and a transformer on a concrete pad, to serve the Town Hall property located at 367 Main Street in Hyannis, shown as Assessor Parcel 326-021, and described in a deed recorded at the Barnstable County Registry of Deeds in Book 865, Page 438. The easement area consists of 1,946± square feet located on the Town-owned land and is shown as “Electric Easement Area” on a plan captioned “Electric Easement Exhibit Plan” “367 Main Street - Hyannis Village – Barnstable, MA”, prepared by the Town of Barnstable, Department of Public Works, dated November 12, 2025, and attached hereto. The Town Manager is authorized to negotiate, accept, sign, deliver and record any documents, and may make minor modifications to the easement area and the plan as necessary to effectuate this Order and complete this transaction.


**SPONSOR:** Mark S. Ells, Town Manager

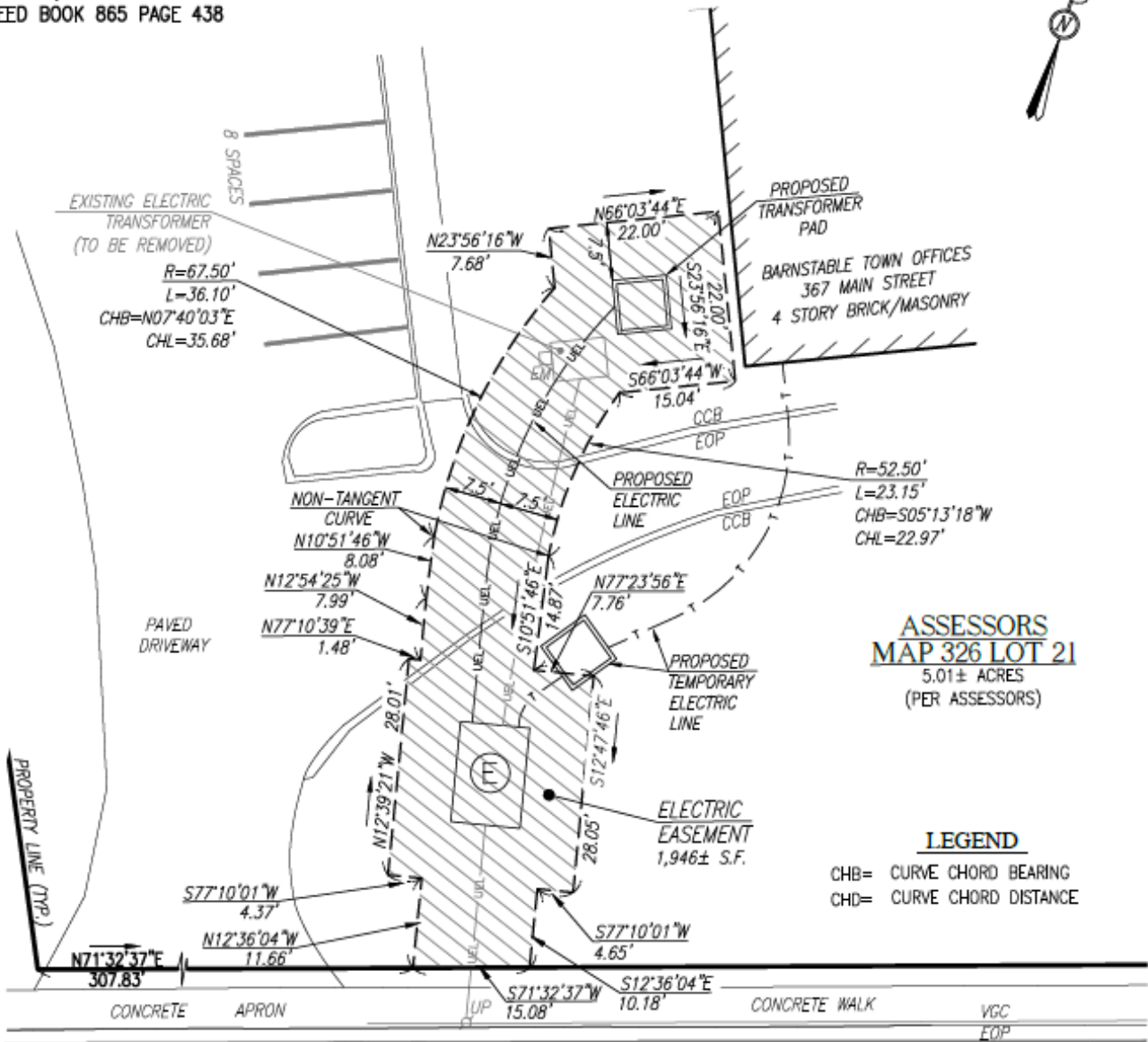
DATE	ACTION TAKEN
_____	_____
_____	_____

\_\_\_ Read Item  
\_\_\_ Rationale  
\_\_\_ Council Discussion  
\_\_\_ Vote

# ELECTRIC EASEMENT EXHIBIT PLAN

**RECORD OWNER:**  
ASSESSORS MAP 326 LOT 21  
TOWN OF BARNSTABLE  
367 MAIN STREET  
HYANNIS, MA 02601  
DEED BOOK 865 PAGE 438

 = ELECTRIC EASEMENT AREA



**S O U T H ~ 1970 TOWN ROADWAY LAYOUT - REDEFINITION PLAN - 40' WIDE ~ S T R E E T**

367 MAIN STREET- HYANNIS VILLAGE - BARNSTABLE, MA



SCALE IN FEET

SCALE: 1" = 20'  
DATE: NOVEMBER 12, 2025  
JOB No: 23-023

TOWN OF BARNSTABLE

Department of Public Works  
Administration & Technical Support  
382 Falmouth Road, Hyannis, MA 02601  
Phone: (508) 790-6400  
<http://www.townofhyannis.com>

# BARNSTABLE TOWN COUNCIL

**ITEM# 2026-072**  
**INTRO: 12/11/2025**

## SUMMARY

**TO:** Town Council  
**FROM:** Thomas J. LaRosa, First Assistant Town Attorney  
**THROUGH:** Mark S. Ells, Town Manager  
**DATE:** December 11, 2025  
**SUBJECT:** Order authorizing the grant of an easement for electric facilities on Town-owned land at 367 Main Street in Hyannis

**BACKGROUND:** As part of the improvements planned at Town Hall, the Town's Department of Public Works ("DPW") requires the installation of a new underground electric service, including a transformer, which will be located on the west side of Town Hall, adjacent to the parking area. Prior to installing the electric service, NSTAR Electric Company, doing business as Eversource Energy, requires that their customer grant an easement to NSTAR Electric Company, which would provide them with the right to install and maintain their electric service on the customer's property. The authorization requested from the Town Council would allow the Town to grant such an easement to NSTAR Electric Company or one of their related entities.

The easement area consists of 1,946± square feet and is shown as "Electric Easement Area" on the attached plan captioned "Electric Easement Exhibit Plan" "367 Main Street - Hyannis Village – Barnstable, MA", prepared by the Town of Barnstable, Department of Public Works, and dated November 12, 2025. The Council's vote would authorize the Town Manager to make minor changes to the plan and easement area, which could be needed based on the final requirements of Eversource.

After the easement is finalized, the DPW would coordinate with Eversource on the installation of the underground electric service and transformer in the easement area, which would be owned and maintained by Eversource.

**ANALYSIS:** The grant of the easement to NSTAR Electric Company will allow for the installation of a new electric service to serve Town Hall. The electric service is required as part of the DPW's planned improvements at the facility.

**FINANCIAL IMPACT:** No financial impact.

**TOWN MANAGER RECOMMENDATION:** Mark S. Ells, Town Manager, recommends approval.

**STAFF ASSISTANCE:** Thomas J. LaRosa, First Assistant Town Attorney; Griffin Beaudoin, P.E., Town Engineer; Shane Brenner, Town Surveyor



**B. NEW BUSINESS (May be acted upon) (Majority Vote)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-073**  
**INTRO: 12/11/2025**

**2026-073 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2026 DESTINATION DEVELOPMENT CAPITAL GRANT FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF ECONOMIC DEVELOPMENT, OFFICE OF TRAVEL AND TOURISM IN THE AMOUNT OF \$15,000 FOR HYANNIS WAYFINDING AND BRANDING**

**RESOLVED:** That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2026 Destination Development Capital grant in the amount of **Fifteen Thousand Dollars (\$15,000)** from the Commonwealth of Massachusetts, Executive Office of Economic Development, Office of Travel and Tourism to fund the design and development of graphics and associated wayfinding signage to complement the Great Streets project in downtown Hyannis.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- \_\_\_\_ Read Item
- \_\_\_\_ Rationale
- \_\_\_\_ Council Discussion
- \_\_\_\_ Vote

# BARNSTABLE TOWN COUNCIL

**ITEM# 2026-073**  
**INTRO: 12/11/2025**

## SUMMARY

**TO:** Town Council  
**FROM:** Jim Kupfer, Director of Planning and Development  
**THROUGH:** Mark S. Ells, Town Manager  
**DATE:** December 3, 2025  
**SUBJECT:** Authorization to contract for and expend a Fiscal Year 2026 Destination Development Capital Grant from the Commonwealth of Massachusetts, Executive Office of Economic Development, Office of Travel and Tourism in the amount of **\$15,000** for Hyannis wayfinding and branding

**BACKGROUND:** The Commonwealth of Massachusetts Executive Office of Economic Development, Travel and Tourism grant program is a program that enhances tourism resources and infrastructure to aid in destination resiliency.

**ANALYSIS:** The Town of Barnstable was awarded a grant in the amount of \$15,000.00 from the Commonwealth's Destination Development Capital Grant program. The grant funding will be used to design and develop graphics and associated wayfinding signage to complement the Great Streets project in downtown Hyannis.

**FINANCIAL IMPACT:** This is a reimbursable grant. The Town must expend the funds first and submit for reimbursement from the state. A one-to-one dollar match is required and the local match will be provided from the funding sources within the Great Streets project.

**TOWN MANAGER RECOMMENDATION:** Mark S. Ells, Town Manager, recommends approval of this item.

**STAFF ASSISTANCE:** Jim Kupfer, Director of Planning & Development; Kate Maldonado, Senior Planner, Planning & Development and Alice Marcus Krieg, Open Space Planner & Grants Coordinator, Planning and Development

**B. NEW BUSINESS (Refer to Public Hearing on 01/08/2026)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2026-074**

**INTRO: 12/11/2025**

**2026-074 APPROPRIATION ORDER IN THE AMOUNT OF \$4,200 IN COMMUNITY PRESERVATION ACT FUNDS FOR THE PURCHASE AND INSTALLATION OF 30 HIKING TRAIL SIGNS**

**ORDERED:** That, pursuant to the provisions of the Community Preservation Act, G.L. c. 44B, the amount of **Four Thousand Two Hundred Dollars (\$4,200)**, be appropriated first from the amount set-aside for Open Space and Recreation within the Community Preservation Fund and secondly from the Community Preservation Undesignated Fund to the Planning and Development Department for the purchase and installation of 30 hiking trail signs on Town property. It is further ordered that the Town Manager is authorized to contract for and expend the appropriation made available for this purpose, subject to oversight by the Community Preservation Committee.

**SPONSOR:** Mark S. Ells, Town Manager, upon recommendation of the Community Preservation Committee

DATE	ACTION TAKEN
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|-------|-------------------------------|
| _____ | Read Item                     |
| _____ | Motion to Open Public Hearing |
| _____ | Rationale                     |
| _____ | Public Hearing                |
| _____ | Close Public Hearing          |
| _____ | Council Discussion            |
| _____ | Vote                          |

# BARNSTABLE TOWN COUNCIL

**ITEM# 2026-074**  
**INTRO: 12/11/2025**

## SUMMARY

**TO:** Town Council  
**FROM:** Mark Ells, Town Manager  
**THROUGH:** Lindsey Counsell, Chairman, Community Preservation Committee  
**DATE:** December 11, 2025  
**SUBJECT:** Appropriation Order in the amount of **\$4,200** In Community Preservation Act Funds for the purchase and installation of 30 hiking trail signs

**BACKGROUND:** At the November 17, 2025, Community Preservation Committee meeting, the eight committee members present voted unanimously to recommend to the Town Council through the Town Manager, the Planning & Development Department's Application for \$4,200 in Community Preservation Open Space & Recreation Funds for the purchase and installation of 30 hiking trail signs to mark town asset open space. The hiking signs will be installed by the Department of Public Works in the Town right of way approaching the various trail head parking areas.

**ANALYSIS:** The proposed hiking trail signage is consistent with the Town of Barnstable's Open Space and Recreation Plan and will provide public access awareness, support passive recreation, connection to trails and is endorsed by the Open Space and Recreation Committee.

**FISCAL IMPACT:** This appropriation shall be provided first from the amount set-aside for Open Space and Recreation within the Community Preservation Fund and secondly from the Community Preservation Undesignated Fund. There is no impact on the general fund operating budget.

**TOWN MANAGER RECOMMENDATION:** Mark S. Ells, Town Manager recommends approval

**VOLUNTEER STAFF ASSISTANCE:** Lindsey Counsell, Chair, Community Preservation Committee