



Town Council Meeting  
November 6, 2025

A quorum being duly present, President Craig Tamash called the November 6, 2025, Town Council meeting to order at 6:00 P.M.

An announcement was made by President Tamash regarding the meeting being televised live and questioning if anyone was actively taping the session to please make their presence known. This session is recorded and broadcast on Channel 8 or Channel 1072.

**PRESENT:** Charles Bloom, Seth Burdick, Kristine Clark, John Crow, Matthew Levesque, Betty Ludtke, Paul Neary, Paula Schnepf, Gordon Starr, Craig Tamash, Kristin Terkelsen

**ZOOM:** Felecia Penn

**ABSENT:** Jeffrey Mendes

Councilor Ludtke introduced and welcomed, veteran Bob Elliott to lead the pledge of allegiance followed by President Tamash who asked all to remain standing for a Moment of Silence. He asked that we keep in our thoughts and prayers Patti Lloyd and JoAnn Brito Crippen and for all the service men and women who have given their lives for our country.

**PUBLIC COMMENT:**

President Tamash asked all who would like to comment, to sign in, wait to be recognized by the presiding officer, and direct your comments to the Town Council.

Heather Rockwell spoke about 2026-054 regarding Lumbert Mill Road please vote for this conservation restriction for our community.

Elizabeth Dery referred to (Exhibit A) regarding a previous petition complaining about an illegal building that is currently under construction. You ignored it then. We don't want any more torturous housing. We live here.

Matt Teague asked for strong support to reconsider the stretch code. He wanted to correct misinformation from the last meeting. To obtain a HERS Rater certificate takes 20 hours of your time! By adopting the stretch code, you are giving up your choice in heating.

Nicole Glifort inquiring about the retirement of the Chief of Police, heard he was going to retire in December. Will there be an interim Chief, will you be hiring from outside of Barnstable. Will there be an acting Chief.

Heather Swenson in 15 days I walked many miles of roads, some of them were death defying, we should lower the speed limit on the roads. Spoke about twenty miles an hour (MPH) wooden signs in Hyannis port. My dead-end road, where we had 15 MPH signage was recently removed from my street, because it is unenforceable.

Larry Morin spoke about the six new members who were elected in 2023. Spoke about Kristin Terkelsen, said she identified the issues, spoke about being here for the people. We can't fill a void like that.

**ZOOM**

Sandy Jones proposed three story apartment building and the disconnect between the people and the town. Many are not sure how to be involved in town business. Stories about sewer installations have

gone wrong. Felt their concerns went unheard.

In-person:

Bob Elliot, we brought this flag so the vets at home could know that the Town of Barnstable really cares about our veterans. Six months ago, I was asked if I want to do this by Councilor Terkelsen.

Close Public Comments

**COUNCIL RESPONSE TO PUBLIC COMMENT:**

(Tamash) The Chief of Police (she) is not retiring. (Ludtke) zoning is problematic, it is very difficult. We do have the opportunity to put the stretch code off until July. The 20 MPH signs were put up by the Civic Association.

**TOWN MANAGER'S COMMUNICATIONS: (Pre-Recorded)** The Town Manager's report has been pre-recorded and is available to the Town Council and the public. The report will be prepared in written form and posted on the Town Manager's website. The Town Manager and staff will be available to answer any questions regarding the report as presented. **(Exhibit B)**

- Budget Action Calendar for FY2027
- Draft Regulations for Seasonal Communities
- Changes to the effective date of the Stretch Code
- Wave Makers Blue Economy Employer Forum
- Open Space and Recreation Plan (OSRP)
- Phase 3 construction of Sandy Neck Beach Long-Term Coastal Resiliency Project
- Construction of the new Straightway Water Treatment Facility
- Oyster Season Opens November 5, 2025

**Councilor Discussion:**

(Ludtke) regarding the Blue Economy and the acquisition of some property on the waterfront (Ells) forum to bring business and the community together to discuss barriers, our water and our environment. How do we build and retain a workforce to keep the youth here. (Ludtke) who is our point of contact (Ells) the Planning Director and Assistant Planning Director, and me. (Penn) Director Kupfer's letter was excellent. Hope the State takes the suggestions seriously.

**MINUTES:**

Upon a motion duly made and seconded, it was voted to accept the minutes of October 23, 2025, as presented.

**VOTE: PASSES 10 YES, 2 ABSTAIN (LEVESQUE, PENN)**

**Roll Call: Bloom, Burdick, Clark, Crow, Ludtke, Neary, Schnepf, Starr, Tamash, Terkelsen**

**COMMUNICATIONS - from elected officials, boards, committees and staff, commission reports, correspondence, and announcements:**

**Sandy Neck Board - Tom O'Neill, Chair** gave an overview of the committee and their purpose.

**Councilor Discussion:**

(Ludtke) how do the horses get to Sandy Neck Beach (O'Neill) horse trailers and we allow fires (Ludtke) how do you make money other than fees (O'Neill) Parking lot used by Sandwich people, horses, fires, and merchandise (Schnepf) You lost your contractor that could no longer provide food service, (O'Neill) Nina and her team took care of that.

**Community Preservation Committee - Lindsey Counsell, Chair** gave an overview of the committee and their purpose.

**Councilor Discussion:**

(Terkelsen) happy to see you have a good group working for the town. (Schnepp) you've been a treasure to the town, you will be greatly missed (Counsell) we have a good program, moving forward it will be interesting to see the playgrounds expanding.

**Barnstable Municipal Water Supply Board - Samuel Wilson, Chair** gave an overview of the committee utilizing a power point presentation

**Councilor Discussion:**

(Neary) wonderful thing to see the growth and improvement in our water supply. World class water delivery system. My dream was about the prime areas in our town, looking at the water supply and sourcing, and bringing all the rate payers online. (Schnepp) Issues of public concerns about stressing the water supply. (Wilson) Yes, we still have an interconnect with Yarmouth, currently it is one way to us. (Ludtke) flow neutral has been accepted, does that do anything to the capacity, (Wilson) you can get a take-off for your irrigation system. We build a water system for good drinking water, but we have to pay attention to fires that may happen. (Ludtke) how frequently do you evaluate the payments (Wilson) we get credit per dollar spent, minus attorney fees. (Ludtke) what about the payment from the airport (Keijser) the county settlement has a three-level payment schedule. (Terkelsen) during a drought how are you figuring that out (Wilson) every 20 years we must get a permit through the state. We vote on the restriction based on State (Terkelsen) sounds kind of wishy washy, how are you monitoring this (Wilson) we are not going out with an active enforcement (Schnepp) Water usage this past summer is higher than the previous years (Wilson) people were watering even though we were in a drought situation.

**2026-042 APPROPRIATION ORDER IN THE AMOUNT OF \$300,000 FOR THE INSTALLATION OF RECTANGULAR RAPID FLASHING BEACONS (RRFBs) AND THE CONSTRUCTION OF ASSOCIATED CURB RAMPS AND AUTHORIZATION TO ACCEPT A FISCAL YEAR 2026 EQUIPMENT GRANT IN THE AMOUNT OF \$300,000 FROM THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF TRANSPORTATION FOR FOURTEEN (14) RRFBs INTRO: 10/23/2025, 11/06/2025**

Dan Santos, Director of Public Works (DPW) gave the rationale

Open public hearing

Larry Morin asked what is the source of getting these grants done? Isn't there a way that the public should be able to raise the issues and get this done.

Close public hearing

**Councilor Discussion:**

(Terkelsen) what is the total cost (Santos) \$600,000 (Schnepp) will these be new stop signs (Santos) very safe flashing lights for crosswalks, in Marstons Mills we did have a few citizens that were concerned about a certain intersection.

Upon a motion duly made and seconded it was

**ORDERED:** That the amount of **\$300,000** be appropriated from the General Fund Reserves for the purpose of funding the installation of fourteen (14) Rectangular Rapid Flashing Beacons (RRFBs) and the construction of associated curb ramps to comply with federal and state accessibility requirements and guidelines, and that the Town Manager is authorized to accept a Fiscal Year 2026 equipment grant for fourteen (14) RRFBs with an estimated value of **\$300,000** from the Commonwealth of Massachusetts, Department of Transportation.

**VOTE: PASSES 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnepp, Starr, Tamash, Terkelsen**

**2026-043    APROPRIATION ORDER IN THE AMOUNT OF \$307,500 IN COMMUNITY PRESERVATION FUNDS FOR THE PURPOSE OF THE TOWN ACQUIRING A CONSERVATION RESTRICTION ON A 25.74± ACRE RETIRED CRANBERRY BOG LOCATED AT 301 PARKER ROAD IN WEST BARNSTABLE INTRO: 10/23/2025, 11/06/2025**

Open public hearing

Lindsey Counsell gave the rationale, introduced Janet Milkman from the Barnstable Land Trust, she spoke about the property

Seeing no one, no one on zoom close public hearing

Upon a motion duly made and seconded it was

**ORDERED:** That, pursuant to the provisions of the Community Preservation Act, G. L. c. 44B, the amount of Three Hundred Seven Thousand and Five Hundred Dollars (**\$307,500**) 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 for the purpose of the Town, acting by and through its Town Manager, acquiring a perpetual Conservation Restriction (CR) from Barnstable Land Trust, Inc. on a 25.74± acre retired cranberry bog located at 301 Parker Road, West Barnstable, shown as Assessors Map 176, Parcel 019, for open space, conservation and passive recreation purposes pursuant to G.L. c. 184, sections 31-32. The Town Council authorizes the Town Manager to negotiate the terms of the CR subject to minor changes to be made by the Secretary of Energy and Environmental Affairs. It is further ordered that the Town Manager is authorized to expend the amount appropriated on behalf of the Town for the acquisition of the CR, subject to oversight by the Community Preservation Committee, and to negotiate, accept, approve, execute, receive, deliver and record any 0written instruments to effectuate this Order and complete this transaction.

**VOTE: PASSES 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnep, Starr, Tamash, Terkelsen**

**2026-046    AMENDING THE CODE OF THE TOWN OF BARNSTABLE, PART I GENERAL ORDINANCES, CHAPTER 48 STRETCH ENERGY CODE, TO CHANGE THE EFFECTIVE DATE INTRO: 10/23/2025, 11/06/2025**

Open public hearing

Karen Nober, Town Attorney, spoke about the correction to change the start date of the stretch energy code to July1st, giving time for additional staffing needs and contractors getting up to speed on the code requirements and process. This is a technical correction.

Jake Dewey thinks that July is too soon, and would like to see this pushed out to January 2027

Close public hearing

**Councilor Discussion:**

(Ludtke) thinks that it is reasonable to push this out further than July, we should further amend this to start date of January 1, 2027. Upon a motion duly made and seconded it was to amend the start date to January 1, 2027

**Discussion on the motion:**

(Schnep) can anyone speak to the green community's application what would happen, (Starr) it would delay it for 6 months for us to apply for a green community. I don't agree that the Building Department needs more staff. (Nober) much of the rationale came from the Building Director (Tamash) additional workload due to the change, due to the number of inspections (Neary) if there is an opposition to these things it can be brought up again.

**VOTE on the amendment to change to January 1, 2027**

**PASSES 7 YES, 5 NO (Bloom, Neary, Penn, Schnep, Starr)**

**Roll Call: Burdick, Clark, Crow, Levesque, Ludtke, Tamash, Terkelsen**

Upon a motion duly made and seconded it was

**ORDERED:** That the Code of the Town of Barnstable, Part I General Ordinances, Chapter 48 Stretch Energy Code, as approved by the Town Council through Item No, 2026-014 on October 9, 2025, is hereby amended by deleting in § 48-4 the effective date of “January 1, 2026” and inserting in its place a new effective date of “**January 1, 2027**”.

**VOTE: AS AMENDED PASSES 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnepf, Starr, Tamash, Terkelsen**

**2026-047 ORDER AUTHORIZING THE GRANT OF AN EASEMENT TO THE WIANNO CLUB FOR PRIVATE SEWER LINES AND THE GRANT OF AN EASEMENT TO NSTAR ELECTRIC COMPANY FOR RELATED ELECTRIC SERVICE WITHIN CERTAIN TOWN PUBLIC WAYS IN OSTERVILLE INTRO: 10/23/2025, 11/06/2025**

Tom LaRosa First Assistant Town Attorney gave the rationale; he introduced Kevin Klein from Wianno.

**Councilor Discussion:**

(Schnepf) with the addition of a wastewater treatment plant in Osterville with this help our current initiative, (Klein) doesn't help with your nitrogen loading it is not in the nitrogen embayment's (Ludtke) find this fascinating and wonderful you are being forced to do this (Klein) to actually combine all the sewerage we have to cross public ways (Ludtke) where is your treatment facility, what if the neighbors want to be a part of this (Klein) we bring the treated effluent back and it does not impact the lake; no adverse environmental impact (Ludtke) do you need permits from the state (Klein) yes, it should achieve and make the discharge the same as Barnstable (Ludtke) do you have excess capacity (Klein) some yes (Neary) is this part of the wastewater plan (Klein) no

Upon a motion duly made and seconded it was

**ORDERED:** That the Town Council hereby authorizes the Town Manager, on behalf of the Town, for nominal monetary consideration, to grant a nonexclusive easement to the Wianno Club for the installation and use of subsurface, privately owned sewer pipes and an easement to NSTAR Electric Company for an underground electric line within the Town public ways of Sea View Avenue, Webster Street and Washington Avenue in Osterville as shown on a 5-sheet plan prepared by SulliVentrone Engineering & Consulting, Inc. and E.A.S. Survey, Inc., dated September 16, 2025, and attached hereto. The Town Manager is authorized to establish easement conditions, grant, accept, sign, deliver and record any documents, and may make or require minor modifications to the easement areas and the plans, as necessary to effectuate this Order and complete this transaction. The final easement granted to the Wianno Club shall require that the Wianno Club indemnify the Town for any injury, loss or expenses, including due to the release of oil, hazardous materials or sewage, arising from or in connection with Wianno Club's use and occupation of the easement areas; and shall further require that the Wianno Club shall secure a written Trench Permit from the Department of Public Works, and any other required permits or approvals, prior to occupying or opening the public way under the easement.

**VOTE: PASSES 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnepf, Starr, Tamash, Terkelsen**

**2026-048 APPROPRIATION AND TRANSFER ORDER IN THE AMOUNT OF \$704,155 FOR THE OSTERVILLE PLAYGROUND PROJECT LOCATED AT 93 WEST BAY ROAD IN OSTERVILLE INTRO: 10/23/2025, 11/06/2025**

Open public hearing

Lindsey Counsell gave the rationale and introduced Richard Ventrone Senior Architect for the Town.

**Councilor Discussion:**

(Neary) will children from other villages be allowed at this facility (Ventrone) playground for everyone (Schnepf) explain how we jumped from 1.3 to 2 million (Ventrone) public did get involved as time went

on, became twice as large. This will be going out to bid, the design process is over. (Schnepp) we have already voted for 1.3 million, sometimes you have to shrink the project. There is a concern in Barnstable that Osterville does not want to provide housing. I will not approve (Ludtke) find this project wonderful, supporting this. Why can't we have a seasonal restroom? (Penn) Will there be a shuttle bus for the kids from Hyannis? (Starr) when you start a project like this you have a design. (Ventrone) it was a concept, (Crow) we are looking at a number of playgrounds, this is going to be a destination. We have been waiting twelve years for this playground. (Terkelsen) this is wonderful, our community and our kids need it.

**Public comment:**

Dave Stepanis said this is looking to be really expensive and what is it going to take to maintain it, if things break is it going to cost a lot to repair (Ventrone) washing it down to make it sure it is clean, 15 to 20 years initially no maintenance yearly, we do have under contract a playground consultant that looks for wear and tear (Ludtke) what are the hours of the playground, (Ventrone) no lights not to encourage the use of this at night, there will be a gate. (Crow) We originally did not want to encourage nighttime play. Neighbors and abutters on the committee had a concern about the musical bells. Close the public hearing

Upon a motion duly made and seconded it was

**ORDERED:** That the amount of Seven Hundred and Four Thousand One Hundred Fifty-Five Dollars (**\$704,155**) be appropriated and transferred for the purpose of funding the Osterville Playground Project located at 93 West Bay Road in Osterville, and to fund this appropriation, that pursuant to the provisions of the Community Preservation Act, G.L. c. 44B, the amount of **\$400,000** be appropriated first from the amount set-aside for Open Space and Recreation within the Community Preservation Fund and secondly from the Undesignated Reserve in the Community Preservation Fund, and that **\$292,168** be transferred from the remaining balance in Town Council Order 2017-086 and that **\$11,987** be transferred from the remaining balance in Town Council Order 2019-146; and that the Town Manager is authorized to expend the appropriation made available for this purpose, with the expenditure of the involved Community Preservation Funds subject to oversight by the Community Preservation Committee.

**VOTE: PASSES 11 YES, 1 NO (Schnepp)**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Starr, Tamash, Terkelsen**

<b>2026-049      APPROPRIATION ORDER IN THE AMOUNT OF \$94,966 FOR THE PURPOSE OF FUNDING THE COSTS ASSOCIATED WITH HIRING 7 NEW PATROL OFFICERS IN THE BARNSTABLE POLICE DEPARTMENT INTRO: 10/23/2025, 11/06/2025</b>
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Open public hearing  
Police Chief Jean Challies gave the rationale  
Close public hearing

**Councilor Discussion:**

(Burdick) ongoing budget impact for these 7 officers, (Chief) not adding to our budget, these are existing vacancies.

Upon a motion duly made and seconded it was

**ORDERED:** That the amount of **\$94,966** be appropriated from the General Fund reserves and added to the FY26 Police Department Budget for the purpose of funding the costs related to hiring 7 new police officers, including testing, training, uniforms, ammunition and equipment.

**VOTE: PASSES 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnepp, Starr, Tamash, Terkelsen**

**2026-050 ALLOCATION OF TAX LEVY FISCAL YEAR 2026 – TAX FACTOR INTRO: 10/23/2025, 11/06/2025**

Mark Milne, Finance Director, explained the delay, due to a State mandated revaluation this year. Upon a motion duly made and seconded it was to open and continue this item to 11/20/2025

**RESOLVED:** That the Town Council hereby votes to classify the Town of Barnstable under M.G.L. c. 40, § 56 at a Residential Factor of 1 (one) for the Fiscal Year 2026.

**VOTE: OPEN AND CONTINUE TO PUBLIC HEARINGS ON 11/20/2025**

**PASSES 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnepf, Starr, Tamash, Terkelsen**

**2026-051 ALLOCATION OF TAX LEVY FISCAL YEAR 2026 – RESIDENTIAL EXEMPTION INTRO: 10/23/2025, 11/06/2025**

Upon a motion duly made and seconded it was to continue to 11-20-2025

**RESOLVED:** That the Town Council hereby votes to adopt a Residential Exemption of twenty-five percent (25%) for Fiscal Year 2026.

**VOTE: CONTINUE TO - 11/20/2025 - PASSES 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnepf, Starr, Tamash, Terkelsen**

**2026-052 RESCISSION OF PREVIOUSLY AUTHORIZED LOAN ORDERS INTRO: 11/06/2025**

Mark Milne Director of Finance gave the rationale

**Councilor Discussion:**

(Ludtke) what are the parts that are being rescinded referring to water (Milne) we didn't spend all the money when we completed them. (Clark) these projects that tend to run over budget (Milne) if a project's funding is inadequate, we have to come back to the Council (Ludtke) where does that money go, (Milne) we never borrowed the money, we just want to get that off our books, it was authorized but we don't need it

Upon a motion duly made and seconded it was

**ORDERED:** That the unissued loan authorizations in the total amount of **\$38,622,221** of the following loan orders be rescinded as follows:

Town Council Order	Description	Authorized	Rescind
2019-103	Aircraft Rescue & Firefighting Equipment	\$220,000	\$220,000
2019-109	Airport Access Road Drainage & Utility Repairs	\$1,000,000	\$1,000,000
2019-118	Hyannis Golf Course Cart Paths	\$414,000	\$61,000
2019-119	Channel Dredging	\$980,000	\$233
2019-215	Activated Carbon Filtration Units	\$3,000,000	\$170,982
2020-093	Airport Phase II Tree Clearing	\$300,000	\$300,000
2020-097	Airport Environmental Review for Airport Master Plan	\$1,150,000	\$1,150,000
2020-123	Hyannis Port, Simmons Pond & Straightway Wells, Treatment, Pilot Study & Conceptual Layout	\$350,000	\$70,158

2021-087	Airport Engineered Materials Arresting System (EMAS) Design, Construct & Replacement	\$7,500,000	\$7,500,000
2021-088 & 2023-002	Airport Runway 6-24 Design and Reconstruction	\$19,052,000	\$19,052,000
2021-091	Airport Mary Dunn Way Extension Construction	\$5,005,000	\$5,005,000
2021-179	Solids Handling Upgrades Construction	\$2,850,000	\$36,195
2021-180	Route 28 East Sewer Expansion	\$22,000,000	\$22,023
2024-010	Rosewood Lane Temporary Repairs	\$75,000	\$30,930
2024-146	School Unit Ventilator Replacement	\$3,353,700	\$3,353,700
2024-147	West Villages Auditorium RTU Replacement	\$650,000	\$650,000
	<b>Total</b>	<b>\$67,899,700</b>	<b>\$38,622,221</b>

**VOTE: PASSES 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnepf, Starr, Tamash, Terkelsen**

**Upon a motion duly made and seconded, it was to move items 2026-053 and 2026-056 to a second reading on 11-20-2025.**

**VOTE: PASSES 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnepf, Starr, Tamash, Terkelsen**

**2026-053 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION INTRO: 11/06/2025**

Upon a motion duly made and seconded, it was

**RESOLVED:** That the Town Council appoints the following individuals to a multiple-member Board/Committee/Commission: Comprehensive Financial Advisory Committee: Rimas Paskorius, as a regular member to a term expiring 06/30/2028.

**VOTE: TO A 2<sup>ND</sup> READ ON 11-20-2025 PASSES 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnepf, Starr, Tamash, Terkelsen**

**2026-056 ORDER ACCEPTING THE PROVISIONS OF SECTION 17C OF CHAPTER 90 OF THE MASSACHUSETTS GENERAL LAWS INTRO: 11/06/2025**

Upon a motion duly made and seconded, it was

**ORDERED:** That the Town Council does hereby accept the provisions of Section 17C of Chapter 90 of the Massachusetts General Laws to allow the Town to establish a speed limit of 25 miles per hour on any roadway inside a "thickly settled or business district" in the Town, as defined by G.L. c. 90, sec. 1, on any way that is not a state highway; provided that the Town shall do so on a Town-wide basis for all roads inside the thickly settled or business districts in the Town; and further directs the Town Manager or his designee to notify the Division of Highways within the Massachusetts Department of Transportation upon establishing such a speed limit.

**VOTE: TO A SECOND READING ON 11-20-2025 PASSES 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnepf, Starr, Tamash, Terkelsen**



**2026-055    APROPRIATION ORDER IN THE AMOUNT OF \$600,000 IN COMMUNITY PRESERVATION FUNDS FOR THE PURPOSE OF THE TOWN ACQUIRING A CONSERVATION RESTRICTION ON A 13± ACRE PROPERTY LOCATED AT 3640 FALMOUTH ROAD IN MARSTONS MILLS INTRO: 11/06/2025**

Upon a motion duly made and seconded it was

**ORDERED:** That, pursuant to the provisions of the Community Preservation Act, G. L. c. 44B, the amount of **\$600,000** 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 for the purpose of the Town, acting by and through its Town Manager, acquiring a perpetual Conservation Restriction (CR) from Barnstable Land Trust, Inc. pursuant to M.G.L. c. 184, sections 31-32, on a 13± acre property located at 3640 Falmouth Road in Marstons Mills, shown as Assessors Map 058, Parcel 012, for open space, conservation and passive recreation purposes, as well as the right to engage in restoration activities in connection with the existing Mill Pond that is partially located on the property. The Town Council authorizes the Town Manager to negotiate the terms of the CR, subject to the approval of the Secretary of Energy and Environmental Affairs. It is further ordered that the Town Manager is authorized to expend the amount appropriated on behalf of the Town for the acquisition of the CR, subject to oversight by the Community Preservation Committee, and to negotiate, accept, approve, execute, receive, deliver and record any written instruments to effectuate this Order and complete this transaction.

**VOTE: TO A PUBLIC HEARING ON 11-20-2025 PASSES 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnepf, Starr, Tamash, Terkelsen**

**2026-054    RESOLVE APPROVING A CONSERVATION RESTRICTION TO BE GRANTED BY MARIE MALO TO BARNSTABLE LAND TRUST, INC. UPON 5.58± ACRES OF PROPERTY AT 755 LUMBERT MILL ROAD IN MARSTONS MILLS INTRO: 11/06/2025**

Councilor Starr filed a disclosure of interest as Marie Malo is a friend.

Tom LaRosa, First Assistant Attorney, gave the rationale

**Councilor Discussion:**

(Clark) there is an easement for Cape and Vineyard on this property (Milkman) any easement on the property is not affected by the conservation restrictions.

Upon a motion duly made and seconded it was

**RESOLVED:** That, pursuant to M.G.L. c. 184, section 32, the Town Council hereby approves the Conservation Restriction ("CR") attached hereto to be granted by Marie Malo, and Ms. Malo's successors and assigns, to Barnstable Land Trust, Inc. upon 5.58± acres of property located at 755 Lumbert Mill Road in Marstons Mills, with the CR covering a portion of Assessors Map 123, Parcel 011; and further authorizes the Town Council President to sign the CR on the Town Council's behalf.

**VOTE: PASSES 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnepf, Starr, Tamash, Terkelsen**

President Tamash and Vice President Clark presented plaques in recognition of their years of service and dedication to the town to the outgoing Councilors.

Each of the Councilors were invited to speak:

Councilor Neary said to rely on the veteran Councilors, and the great staff.

Councilor Schnepf had many thank you's, to the staff, the employees and the dedicated committee members.

Councilor Terkelsen thanked the residents

President Tamash responded to the knowledge, and to what happened in the past,

Mark Ells Town Manager, thank you to the Councilors for the time you have made a difference  
Councilor Clark said as you leave public service as Councilors you have been impactful  
Councilor Crow thanks those who have served, doing our best for our constituents

**VOTED TO ADJOURN:**

**VOTE: 12 YES**

**Roll Call: Bloom, Burdick, Clark, Crow, Levesque, Ludtke, Neary, Penn, Schnepp, Starr, Tamash, Terkelsen**

**Adjourn at 9:31 PM**

Respectfully submitted,

Ann M. Quirk  
Town Clerk

**NEXT MEETING: November 20, 2025**

**Exhibits:**

- A. Old petition
- B. Town Manager Update