

#	Comment	Submitted
58	<p>My wife Pam and I attended the recent presentation on these options at Liberty Hall in Marstons Mills. To say the least, we were shocked at the vociferous people with signs requesting there be no housing on the property. Pam spoke to one of the leaders of this group who summarized the objectors rationale: they didn't want new homes to change the culture of the village. We live in Marstons Mills but STRONGLY disagree with their sentiment. One nurse who grew up here in the Mills summarized her support for housing to be included: she can't afford to buy a home here where because she is simply priced out. Some affordable housing would make a difference to her! Through volunteer building for Habitat for Humanity, we have met and worked with many new affordable home owners for over 10 years. They work hard at their jobs and building their homes, and in every case we know they become an asset to the communities and neighborhoods where they now reside. There is no doubt that every town and village on Cape Cod, including Marstons Mills, needs more affordable housing for the people on whom all of us depend for public, health, retail and construction services. PLEASE, PLEASE don't let a few people who live close to the school impact this important housing opportunity which will benefit everyone in the long term.</p> <p>Thank You!!</p> <p>Bruce & Pam Gordon</p>	1/5/2025 7:17 PM
57	<p>I would like to see this space utilized as open space/recreation. In recent years we have seen increasing development and loss of open space and this location gives an opportunity to have a publicly beneficial area many can enjoy. It also has sidewalk access from many Marstons mills residences that would allow people to utilize it very easily and efficiently. Please take these thoughts into consideration.</p>	1/5/2025 1:59 PM
56	<p>After reviewing all three plans, I really lean towards the RECREATION ONLY! How amazing to have that much space for fields and parking. And for it to be in walking distance from the town center / access to the library, church, and town hall is amazing. It could help support some of the local businesses on 149. Great job!</p>	1/5/2025 11:44 AM
55	<p>I would like in part, to see small senior housing units built. Ideally, a program giving unit/condo or ampt preference to barnstable seniors if they chose to sell their home. Back filling their homes is a key component to helping our housing crises.</p>	1/3/2025 8:01 PM
54	<p>I am a Marstons Mills Resident and lifelong Cape Codder. Marstons Mills has always been considered largely a residential area. However, we have a cute main street with great stores, and a large shopping center anchored by Super Stop and Shop and Dunkn Donuts. The only thing that is keeping Marstons Mills from having a Main St/Shopping District to rival any other Cape Cod Village is the proposed recreation center at the old elementary school and a sidewalk/bike trail connecting the shopping centers on 28 to Main Street. Creation of a recreation center will be a major step for a robust vision of what Marstons Mills COULD BE. Adding housing to an already densely populated area will ensure that Marstons Mills remains a largely residential area that people skip by when driving to more "developed" destinations on Rte 28.</p>	1/3/2025 9:34 AM
53	<p>The specific use of the field areas in the Recreation only option and the Townhouse/Recreation option seem to give the area more purpose, which meets the goals of the project. The single family/rec option leaves the area not as usable by the community. Without focused use, how much will the community be able to use it?</p>	1/2/2025 11:37 AM

52	<p>Good morning.</p> <p>I understand that you will soon be presenting to the town and have included scenarios based on the community meetings I've attended. I'd like to refocus attention on a previously raised issue: the need for a new library in Marstons Mills.</p> <p>If you haven't visited the current library, I encourage you to do so. The building is outdated and no longer meets the needs of our growing community. Marstons Mills is home to the largest elementary school in the district, the BUES building, and a burgeoning population of multi-generational families. Libraries are vital community resources, and Marstons Mills is sorely lacking in this regard.</p> <p>I envision a new community library with open space that could serve as a hub for residents of all ages. It could offer spaces for babies and toddlers to interact, support groups for new parents, craft and game areas for elementary school children, internet and research access for middle schoolers, college and career preparation classes for high school students, book clubs for working parents, a test kitchen for cooking classes, and an outdoor gazebo for afternoon music. Additional features like a playground, splash pad, walking trails with workout stations, a farmers market, and outdoor yoga classes could also be incorporated.</p> <p>While I'm aware of the housing shortage, I believe that investing in community resources like these will benefit families for generations to come. As Eric Klinenberg writes in "Palaces for the People: How to Build a More Equal and United Society,"</p> <p>"Too often we take for granted and neglect our libraries, parks, markets, schools, playgrounds, gardens and communal spaces, but decades of research now shows that these places can have an extraordinary effect on our personal and collective wellbeing. Why? Because wherever people cross paths and linger, wherever we gather informally, strike up a conversation and get to know one another, relationships blossom and communities emerge – and where communities are strong, people are safer and healthier, crime drops and commerce thrives, and peace, tolerance and stability take root.“</p> <p>I hope you will consider this proposal and its potential to revitalize Marstons Mills.</p> <p>Thank you for your time and consideration.</p>	12/26/2024 10:45 AM
51	<p>The Marston's Mills School property is a town-owned property and, in my opinion, should be used to meet the most pressing need of the town, housing. Housing as been identified by residents, Town Councils, the Regional Policy Plan, the Local Comprehensive Plan Committee, etc., etc. as one of the most pressing needs of the town. The three concepts presented do little to address the housing need. There are several examples of Cape towns using town-owned land to produce double the housing proposed in the concepts on less than half the land at the School property. There is plenty of room on the site for a playground with a parking area as well as 40-50 units of housing, vegetated buffers, and open space.</p> <p>Examples can be found in the PowerPoint I presented to the Ad Hoc Committee to Assess and Recommend Strategies for Housing Creation Within the Town on October 7th. The examples I presented were all projects I worked on and all on-Cape. The School site offers one of the largest, best placed parcels of land the town owns and a lost opportunity to proactively address the housing crisis in town if allowed to be used primarily as recreation or open space.</p>	12/2/2024 4:29 PM

50	<p>Hi Jim - I attended the meeting at Town Hall on Thursday 11/14. We live at 302 Wakeby Road and own an office building in the village of MMills at 20 Rascally Rabbit Rd - not far from the school property on Main St. One man who spoke asked if there were any terms on the property when the town acquired it. You answered with info on the property going from a school to the town. I think the man was asking - how did the town acquire that land in the first place and were there any restrictions by the owner of the land to the town. Can you answer that? We are very interested in the history of how the school/town came to have that land. We also thank you for all your hard work on this property and how much you have involved the residents. We personally prefer the all recreation plan and no housing. Best regards, Maggie Walsh</p>	11/18/2024 12:19 PM
49	<p>As someone born and raised on Cape Cod, across the street from Hy-line on the corner of Nantucket Street and Ocean Street in Hyannis, I've seen firsthand how our community has evolved—and how much we risk losing if we don't address the urgent need for affordable housing.</p> <p>Growing up here, I was surrounded by a strong sense of community. Cape Cod wasn't just a place; it was home—a place where families thrived, neighbors knew each other, and young people could imagine building their futures. That foundation is slipping away as housing prices continue to climb, pushing families and workers off-Cape and leaving our towns struggling to fill jobs and maintain services.</p> <p>My family's story, as shared in Cape Cod Wave, is a testament to the power of affordable housing. It gave us the opportunity to stay rooted here, contributing to the community we love. Without it, I might not have been able to call this special place home anymore.</p> <p>The redevelopment of the Marstons Mills School Property presents a once-in-a-generation opportunity to invest in our future. By prioritizing affordable housing in the master plan, we can ensure that Cape Cod remains a place where people of all ages, incomes, and backgrounds can live and work. Let's honor the legacy of our towns by building a community that future generations can inherit with pride.</p> <p>Sincerely, Neil David Hersey</p> <p>Article Link: https://capecodwave.com/paula-herseys-story-a-face-of-affordable-housing-on-cape-cod/</p>	11/16/2024 11:36 AM

48	<p>Public Comment on the Marstons Mills School Property Master Plan</p> <p>As someone with a deep personal connection to the Cape, I want to emphasize the importance of integrating affordable housing into the Marstons Mills School Property Master Plan. My family's story, as highlighted in Cape Cod Wave, illustrates how access to affordable housing can transform lives and create a foundation for a thriving, sustainable community.</p> <p>Affordable housing is not just about providing shelter; it's about enabling families to live, work, and contribute to the vitality of our towns. Without affordable options, we risk losing the very people who keep our community alive—teachers, healthcare workers, tradespeople, and countless others who form the backbone of Cape Cod.</p> <p>This project is a unique opportunity to address the pressing need for housing while preserving the character of Marstons Mills. By incorporating thoughtfully designed affordable housing into the master plan, we can retain current residents, attract new families, and ensure that our community remains diverse, dynamic, and resilient for generations to come.</p> <p>I urge the town to prioritize affordable housing as a key element of the redevelopment plan, recognizing its essential role in the long-term success and sustainability of our region.</p> <p>Sincerely, Paula Hersey</p> <p>Article Link: https://capecodwave.com/paula-herseys-story-a-face-of-affordable-housing-on-cape-cod/</p>	11/16/2024 11:32 AM
47	I like the 3rd idea, though I am surprised that there appear to be more available units in the single family plus ADU option. I'd be interested to hear what rents for the ADU's vs the townhomes might be.	11/14/2024 1:38 PM

46	<p>Hello thank you for presenting the three concepts for the Marstons Mills School property. My comments on concept #1 Recreation is the best concept presented; I was for concept #2 but the layout is not conducive to the quiet and charm to the village made obvious at the meetings held at Liberty Hall. My reason is that area on Route 28 has gotten so busy and putting any more traffic with housing would be a disaster. Concept #1 also has too much parking hardscape 60 spaces on the north property with 30 spaces off main street in my opinion barring a village event the rest of the year will remain empty, the 60 spaces should be downsized to none or 25 spaces. The soccer and little league field should be downsized to one or the other with remaining land made into a walking pervious ADA compliant trail with picnic tables and places to enjoy the beautiful area. In addition, it was mentioned a new school may be needed with enrollment up and conditions of some schools with mold this property should not be overly developed for the future need of a school.</p> <p>Concept #2 Recreation with Housing has too many parking hardscape 75 spaces on the north property with 35 spaces off Main Street barring any village event will remain empty most of the time, 75 should be downsized to 35 and the rest of the space should be made into a walking pervious ADA compliant trail. Most importantly the circle to connect the housing should be removed as the majority of citizens who commented do NOT want a cut through to Main Street-that is unfair to Main Street residents, the intersection at Route 149, Main Street and River Road is dangerous and will not be able to handle the influx or more traffic. Plus the cut through will make people in the very busy traffic on Route 28 cut through to avoid Route 149 and Route 28. The circle should be a pervious walking trail or be removed from the concept as it also adds too much unnecessary hardscape. Housing with ADU puts a new homeowner in a renting situation adding burden to owning a home and having to find a renter, vet and deal with the issues that may arise I think ADU's should be removed and just keep the 20 houses if any.</p> <p>Concept #3 again the cut through to Main Street has to be eliminated-the people spoke that there should be no cut through from Route 28 to Main Street, it was not explained why the consultants included the cut through on both concept #2 and #3 when it was clear the majority of citizens do not want a cut through as it would destroy the charm of Main Street, and lives of residents on Main Street. The house proposed for Hilltop Drive should remain open space. Please Keep All current healthy trees Japanese Zelkova, Japanese Red Cedar and Tulip Poplar Thank you</p>	11/14/2024 8:24 AM
45	<p>I support the proposal of a mixed-use approach, specifically the townhouse approach, as it would provide much-needed housing opportunities, with a smaller footprint per resident.</p> <p>However, is the corresponding small five-on-five or youth soccer field really needed, or would a full size soccer field, with the ability to subdivide into two smaller youth fields be more versatile?</p> <p>Is there input from the recreation department in this?</p>	11/13/2024 8:15 PM
44	Prefer the plan that mixes recreation amenities with town-house style housing. Affordable housing is needed & local residents should have first access to rent/purchase.	11/13/2024 5:58 AM
43	Public recreation only, great assess to children	11/12/2024 11:28 AM
42	Lottery low income housing with recreational area.	11/8/2024 5:27 PM
41	I like the concept with the townhomes and cottages. I feel we need to move to a more middle ground between single family homes and apartment buildings. This plan combines both townhomes and a few cottages. The plan is quite attractive and the homes might actually be affordable to average younger working Cape Cod residents.	11/8/2024 3:00 PM
40	Public recreation only. The children need a place to play!!	10/31/2024 5:49 AM
39	Liberty Hall was too small for the crowd Wednesday night and I left. Where can i find the recordings for the meeting?	10/25/2024 5:08 PM
38	As reasonably sized & priced inventory is minimally available in the town, I support the all Townhouse option as presented. THAT SAID, we will need to engage with the state to improve the intersection of Rte 28 & Rte 141, as it is already a choke point on 28 and with the additional traffic that this project may introduce, it will be important to look at mitigation planning with the state early. Thank you!	10/24/2024 4:11 PM

37	Instead of building new stuff in this land they need to fix the school that have mold and are making kids and teachers sick in the building wasting all that money on stuff that has no benefits if the school itself is dangerous due to all the mold and rats in that school it's a shame they'd rather make the outside look good then the inside be safe for kids and teachers to go to school at . I bet you the people who have kids probably go to a private school who are voting yes to this because there kids aren't put in harms way everyday when going to school here smfh	10/24/2024 2:44 PM
36	I am a year-round resident at 170 Concord Lane, Osterville, and am writing in support of the single-family housing style plan (but would also support the town-house style plan). Our region desperately needs more housing and these plans would help accommodate that. My only concerns are as follows: - From both plans, it looks like any residents/visitors needing to enter the property from Rte 28 heading east, or wanting to exit the property onto Rte 28 to head east, must drive to the back of the property using Main Street. I am very concerned that residents/visitors who are in a rush will attempt to take a left onto (or from) Rte 28 regardless of any triangular paved/landscaped islands that would be put in place in hopes of preventing this. Rte 28 has become more and more dangerous over the past 10 years, with many instances of drivers speeding well above the 50 MPH limit, especially on this stretch of road. - On this note, the parking lot design of the Townhouse plan shows parking spaces immediately next to the driveway that leads to the back/recreational portion of the property. This is concerning if someone is in a rush to enter from Rte 28 while someone else is backing out of their spaces. If you go with the Townhouse plan, I'd recommend redesigning the parking areas around the unit to better define the driveway areas apart from the parking spaces, and install speed tables to slow traffic.	10/24/2024 7:02 AM
35	I am opposed to any housing on this property due to well water issues. Also traffic. No matter how you configure it, it is going to overwhelm the area and be a safety issue. Another aspect is that Marston's Mills has NOTHING In our village. We need open space, walking trails, and recreation. I know I have lived in Marston's Mills for 36 years and raised my family here.	10/24/2024 5:34 AM
34	Based on discussions at the 10/23 meeting a better approach for the single family homes might be to remove the ADUs and add a few more homes. I don't think it is realistic to think those drawn to applying for homes here would have the additional resources to fund the ADUs. Regarding the cut-through discussion, you could make the circle around the rec area end in a parking lot at the playground and people wanting to cut through would have to go the longer distance around the circle.	10/24/2024 12:12 AM
33	Has anyone approached the Town of Barnstable Legal team with public safety concerns regarding the proximity rec fields to traffic patterns? The proposed plans that include housing seem to be a concern.	10/23/2024 9:30 PM
32	I believe the property would be better served for housing alone. We don't need another soccer field. We don't need another ballfield which requires a lot of maintenance and upkeep. Housing should be the priority.	10/23/2024 12:25 PM
31	I like the plans that include the housing - town-house would be my first choice. But I don't think we should do the public recreation only plan...we need more housing on the Cape.	10/22/2024 9:23 PM
30	I would like to share my thoughts on the 3 proposed plans for Main St. Elementary School property. Although an open space recreation area would be great, I think a plan which includes much needed housing is better. I would much prefer the plan including single family homes. That is much more fitting with the community and village of M. Mills. Town houses do not seem to fit in our cozy village. Realizing that much thought and effort has been put in these proposals, i appreciate your efforts. As a life long resident of MM, I look forward to thoughtful use of this property. Maureen Jones McPhee	10/22/2024 5:24 PM
29	Public recreation only ,Thank you	10/22/2024 2:47 PM
28	Because housing is so critical to our town and Cape economy in so many ways, the Single Family plan that provides several different styles of housing is an excellent response to this need. The various styles—single family, ADUs, and cottages— offer housing solutions for different demographics of residents. The plan incorporates walking trails and a compact recreation area.	10/22/2024 1:59 PM

27	<p>As the Marstons Mills School Property Master Plan progresses, I strongly urge the town to take a serious look at the true cost of housing. All too often, what's labeled as "affordable" is far from attainable for many families. I implore the committee to fully grasp what affordability means in real terms. Building projects that are only 25% affordable do little to address the current crisis when families are facing rents over \$2,000 and home prices well above \$500,000. We need meaningful solutions that actually reflect the economic realities of our community. Please consider creating more genuinely affordable housing options that can make a real difference for those struggling to find a place to live.</p>	10/22/2024 1:41 PM
26	<p>The property is located a mere 400 yards from the northernmost waters of Warren Cove and the Marstons Mills River. Given the hydrogeological flow of the groundwater in the aquifer from a northwest to southeast direction, all effluent generated on the parcel will directly impact the Three Bay system – which has already been designated some of the most nitrogen compromised waters in the town of Barnstable. One can argue the parcel's former use as an elementary school contributed a great deal of nitrogen discharge into the groundwater via the former school's leaching field. That use however was restricted to nine months out of the year and only during daytime hours.</p> <p>Please consider the ecological impacts of housing on this parcel before rushing to add additional housing units to such a large piece of open land. It seems highly unlikely that municipal sewer will reach this parcel soon, and alternative solutions such as onsite treatment or I/A septic systems have not been sufficiently tested and proven as efficacious nitrogen reduction methods. Also consider the impact of paving a large portion of the property to accommodate the parking of motor vehicles and the long term impact of motor oil and other automotive fluids leaking into the groundwater.</p> <p>This parcel lies on a heavily trafficked section of Route 28 near a busy intersection with Route 149. Access onto Route 28 will be dangerous and likely require yet another traffic light to safely control eastbound traffic turning onto the parcel, and vehicles attempting to take a left turn onto Route 28 when exiting the property.</p> <p>I recommend the town pursue the public, recreation-only plan and not develop new housing on the property.</p> <p>Sincerely, David Churbuck Chairman, Cotuit Fire District Board of Water Commissioners</p>	10/22/2024 11:49 AM
25	<p>I am in full support of the public recreation only plan. Our town is in desperate need of recreation space. The absolute last thing our little village needs is housing.</p>	10/22/2024 10:48 AM
24	<p>Has anyone coming up with these project plans had the pleasure of sitting in the daily traffic backups both mornings and evenings every day in that area. How can you possibly consider more vehicles entering the RT 149 as well as South County Road intersections? Even if traffic is routed north of the parcel the cars will still end up on RT 28 at one of those intersections. Also, what has happened to the original Cape Cod Commission mission limiting development while preserving the wonderful ambience of the Cape. Oh and by the way how about the infrastructure to support any potential project. In closing it should be kept as open space, walking trails, or municipal fields and open space. Thank you for your consideration.</p>	10/21/2024 6:15 PM
23	<p>I think it would be most appropriate for this area to have single family homes with a recreation area. This would support some visual surveillance of the juxtaposition recreation site.</p>	10/21/2024 5:10 PM
22	<p>I would like to see this area developed into single family style housing for both new homeowners and senior citizens. I believe that part of the parcel should be left as open space that can be enjoyed by all residents. This is a great parcel of land that is close to schools and shopping.</p>	10/21/2024 4:34 PM

21	I am in favor of the plan that mixes recreation amenities with single-family style housing, with the stipulation that the housing built be "affordable". I further suggest that the land be given to the Cape Cod Habitat for Humanity who can build very nice energy efficient homes with Eco-friendly landscaping. In the past (and present) builds, the people who won the lottery for home ownership have worked together on the building of their homes and formed a unique "community" in areas where more than one Habitat home is built. Please consider this option as it is "win-win" for the community and our neighbors in need of housing. Thank you.	10/21/2024 3:45 PM
20	I live down the street in the Mills and would love to see this space turn into PUBLIC RECREATION ONLY! It would be so good for some of the small businesses in the area. It would offer more to the community than additional housing would.	10/21/2024 1:52 PM
19	I believe the public recreation only plan is the best of the three plans presented.	10/21/2024 9:45 AM
18	I personally like the recreation area only idea. This could be a great place for family's to go hang out on the weekends or to watch their kids games. The "Mills village day" could be held up there. Potentially some movies in the park on summer nights. I definitely don't like the idea of townhouses in that area.	10/20/2024 2:29 PM
17	I like the town house plan! It would provide more housing than single families.	10/20/2024 11:53 AM
16	Would love to see a concrete walking path around the outside. We need something paved and handicap accessible like the ellens path at McBarron recreational complex on old falmouth road.	10/19/2024 6:49 PM
15	The old Marstons Mills school would be the ideal area for family recreation. Multi use sports areas with fields that are MULTI USE, not only serving one sport. Playground and splash pad are 100-% needed in this area of town and would be a great spot for Barnstable's first splash pad. The fitness area is an awesome idea. A multi use field, or multiple MULTI USE field(s) that serve for soccer as well as lacrosse, field hockey, football, (etc) would be a huge asset to our town. We need more basketball courts. We could incorporate a "wall" for handball or lacrosse players. We have 0 street/roller hockey options in our town and lots of kids who play. A perimeter, paved walking track would be great for the whole family. Baseball fields are plentiful in our town, but of course welcome in the multi use space. We have so many kids who play so many different sports!	10/19/2024 2:49 PM
14	I suggest town house style or elderly housing along with recreation as long as parking and traffic patterns are taken into account. 28 is busy enough as it is but we need more housing.	10/19/2024 8:38 AM
13	In early spring I attended a Town Council meeting and there was a presentation by David Anthony on the town owned lot beside the Cape Cod Times building and potentially selling the lot. In late March, early April, housing advocates filled the room attacking the Town Council over housing and the village of Hyannis. I believe hosting a public, live and recorded meeting will give the housing advocates and opposition an opportunity a platform to address their concerns in a public forum. The school property is owned by the Town of Barnstable and all members of the community should be encouraged to attend in a large enough setting to accommodate everyone and not just the village of MM.	10/18/2024 1:44 PM
12	I vote to move forward with recreation only plan. Look at what the housing developments did to Yarmouth	10/18/2024 10:05 AM
11	We prefer a plan that mixes recreational and outdoor use with housing that is affordable for Cape working families. ideally this could be a mixture of both single-family and town house structures. If a mix is not possible, single-family is preferable.	10/17/2024 4:44 PM
10	No housing!! Recreational only please	10/17/2024 12:26 PM
9	We would prefer the recreation only option. Please keep The Mills has been kept "rural" for many years, please don't change it.	10/17/2024 8:17 AM
8	I've always thought that that land should be utilized for housing. The idea of combining single family homes and some open/recreational space seems like the perfect solution in my opinion.	10/17/2024 4:55 AM
7	The cape is in desperate need of housing. The plan with recreation and single family homes is positive step. I strongly disagree with recreation only. The cottages are a nice touch for seniors that might be interested in downsizing. Route 28 is heavily trafficked in that area. I hope you are proposing a right turn entrance sweep only from 28. There are two other convenient ways to enter/exit from Main Street. The 28 buffer needs to be a good one. We own a small piece of property in the Mills so hope my vote counts!	10/17/2024 4:54 AM

6	I wish you respected the village of Hyannis and stop building these foolish looking housing complexes	10/16/2024 11:40 AM
5	Build a park that includes an Olympic size community pool. This town has no public access to a pool and it needs one.	10/14/2024 9:26 PM
4	It would be so wonderful to see this area become a recreation space. I could take my grandchildren there to play or walk the dog. With such great side walks and everything so close by, we wouldn't even have to drive. Please don't turn this into more housing.	10/14/2024 9:23 AM
3	What is the distance around the proposed circle in the single-family homes option? Will this be multifunction use, car driving, bike riding(think small children) and walking circle? What are the proposed distances in walking trails for each of the options. If you came to this parcel to walk for fitness, using a combination of the paved roads and unpaved trails, what distance could you walk in each option if you made a loop around the perimeter? What is the brown structure in the picnic area, a pavilion, a gazebo? Looking foreard to the presentation	10/14/2024 1:05 AM
2	We need the housing. The town house option would be most affordable and the most housing. Go with that one.	10/12/2024 11:27 AM
1	We need a full recreation area for Marstons Mills for the kids, not more housing. I have been here for 42 years and the Mills has no area for kids to play sports or go to a playground after the School was demolished/shut down.	10/11/2024 10:53 AM

Pedicini, Kyle

From: Elizabeth Young <elizabethyoung1989@gmail.com>
Sent: Tuesday, April 30, 2024 11:16 PM
To: Kupfer, James; Pedicini, Kyle
Subject: MM School Site use

Thank you for hosting the public forum tonight. I added a few comments on the interactive tool but felt it could be more user friendly on input and output. I am the person that spoke of property being the jewel of the community.

People get scared when you say housing and everyone says - not in my backyard.... I think to help alleviate that concern sharing a vision would be helpful. It would be great to have more housing visuals on the boards. I think I said no to options on the boards tonight that I actually would say yes to now that I have done a little more research on home styles. A visual of the homes in a cluster of similar style to what we would be seeing would be helpful.

A clear message I saw on the boards were for those in favor of housing, it was smaller units and in a style that would suite the village feel. I would like to see this visually depicted so people better understand options. I think 10 units max is what I would like to see, directed at what is the current and near term future demographic needing housing most in our town - Is it 20-30 yr olds or is it 70-80 yr olds?

Here are a few images I pulled off Pinterest depicting housing that fits in with a natural setting, my bet is most would not be in favor of this but I like it:)

You can search Pocket neighborhood on Pinterest for lots of tiny house communities.

I put a few Pinterest boards together on single family and multi family housing styles - not sure if you can access fm these links, but Pinterest is such a great tool for building vision boards!

In lieu of postcards can you send out a survey to reach more people, post in the weekly town newsletter, and posters at the dump, post office and library with QR codes?

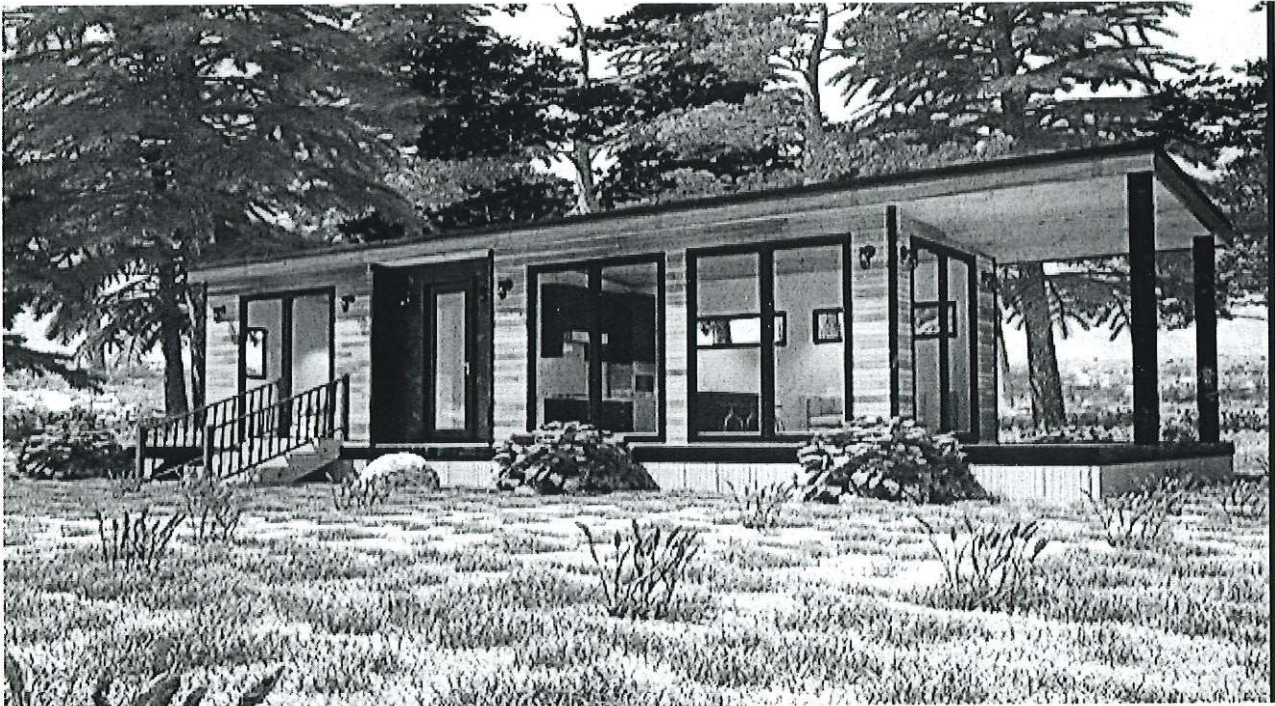
Finally a public restroom would be awesome, There is 1 toilet in the library and 1 in Liberty hall that I know of, but if they are not open you are out of options in town!

Best of luck with this.

Beth Young

[More ideas for Marstons Mills Multifamily 2-4 plex](#)

[More ideas for Marstons Mills Single Family House 600-1200sqft](#)



Marstons Mills

Zoom Meeting Thursday May 2, 2024

Public Comment

Wendy Bierwirth

How many of the acres of the 14 acres are buildable for housing? Of the different housing types you showed at the last meeting, have you run any statistics on which is the most efficient if we want to provide some housing, some affordable housing, whether it's the small ADU's or you know the multiple dwelling units. I was just wondering, I would assume that you would have run some statistics on the need for affordable housing and what type of building best addresses that that's what I was looking for.

Tom Odjakjian

This is Tom, first of all, thank you for doing this. I very much admire and appreciate your ability to involve the public and educate them and have so much information on the website and everything else. I'm sorry I couldn't make it in person Tuesday. I was out of state but thank you for this. I guess in looking at the one slide where you said build on needs and principles and existing plans including the town's housing needs. Assessment, open space and recreation plan, CW NP and others. I guess, is there a way to summarize that briefly, without having to read through all those plans is as you know, some bullets on what that really is?

How do you balance the needs of the village with the needs of the town and voices from the village versus voices from other parts of the town?

Is there going to be a chance that there would be a connector directly from 28?

Depending on how much housing there is. You may reconfigure that intersection, right with 149 I guess, right.

Amanda Converse

It doesn't have to be a car connector, it could be a pedestrian way down the street, which would be cool. How do we tie local businesses into how the site potentially gets utilized?

No, what I was gonna say is kind of what you're saying Jim. And or what I'm gathering is that what's exciting is that this is a really big piece of property so that it could serve multiple uses that doesn't have to be either or, and so that's if we do say housing is something that we want to do there, that doesn't mean we can have the walking trails and the park. So that is exciting to me, and I think just bringing both could bring the people to the Marstons Mills

village that the businesses need to populate their stores. And so I think, you know, that that just was a comment I want to make that is it's really exciting as Marstons Mills resident but also you know, as a business advocate.

Jessie Nolan

Apologies. I actually just joined late and I caught the tail end of Amanda's comments about tying in the local businesses that are already in existence there. So what I did not mention the other night during the meeting, when we were talking was that I am also a local business owner down there. My sister and I own the plum porch. So I loved hearing that and I just want to make sure that that continues to be a part of the conversations going forward. So I know that there's a lot of discussions and a lot of topics being discussed. But if we could incorporate that to make sure it's taken in consideration that would be amazing and very much appreciated. I'm sure by everybody down there I feel comfortable saying that on behalf of everybody. So thanks, Amanda, for mentioning that. I look forward to hearing more about what was discussed I love that you're here and advocating for us. So we now are in good hands. So you thank you.

ah, I think that you know, on top of again, saying what everybody said so far, I really think that you know your bullet point saying that developing the concept is compatible with the community character, right you don't. I was born and raised in Falmouth and it's kind of sad to me to see how many of these you know, I know that there was a need for housing 100% But I'm a real estate agent. I obviously see it every day, but to see some of the big housing developments pop up. It's kind of dampening the classic character of these areas. So you know, 100% do I think that we can put some housing there Yes, but it just has to be done tastefully, you know, and I would love like I said, I walk in I walk all over the place I go into Clem porch and get my closing guests. You know, I go to the big every Sunday so I love being able to see in the village. But it would be great to see what else we can put there that could attract more people and that could be walkable for us that live in the area. And you know in incorporate some more small businesses and offer some other things as well.

Corrie Mays

Yes, sorry. I got one save round. This is something I knew I had an idea that I was trying to remember. Has there been any talk it's might be a little contentious, potentially. But I think it's worth putting on the list of ideas. Maybe redoing our Marstons Mills library using a part of this land to build a bigger, better Marstons Mills Library. I've just see some of the libraries in other villages that are right next door that are just amazing. Like amazing. Facilities that the entire community benefits from every single age. There are so many educational workshops, so many interactive things that can take place for younger kids. I mean, we all

know what the libraries can do for us. You just take a look at Osterville and Centerville that are right here. And I think that it might be time for the Marstons Mills Library to kind of catch up. I think that US residents here in the village would love that.

Wendy Bierwirth.

The library is a historic building. I'm on the Marstons Mills Historical Society. And, and also the comp the difficulty there is that the town does not own the library or have anything to do or deal with it. It's public. It's privately owned, and I don't think most people understand that that we the citizens are the people who keep that up that a library open. And if we're going to do anything with it, we would have to come up for the funding with it. I believe. Yep.

Corrie Mays

So I did know that so thank you very much for being a part of the library. But maybe we could look into ways that we could make that happen through the town. You know, so I just don't want to completely write it off as a possibility.

Pedicini, Kyle

From: Kupfer, James
Sent: Thursday, May 30, 2024 8:36 AM
To: Pacheco, Corey
Cc: Pedicini, Kyle
Subject: FW: Marstons Mills School Property

Corey,
Please save and add to the comment sheets.
Jim



James S. Kupfer, AICP, MPA
Assistant Director I Planning & Development
Town of Barnstable I 367 Main Street I Hyannis, MA 02601
James.Kupfer@town.barnstable.ma.us
P 508-862-4784

C 774-487-2786

From: Wendy Bierwirth <wbierwirthus@gmail.com>
Sent: Wednesday, May 29, 2024 3:26 PM
To: Kupfer, James <James.Kupfer@town.barnstable.ma.us>; Pedicini, Kyle <Kyle.Pedicini@town.barnstable.ma.us>
Subject: Marstons Mills School Property

Dear James and Kyle

Some last minute input on the subject property:

It's inevitable that some housing will be built on the property. Barnstable is in need of affordable housing and. Marstons Mills should contribute its share . The question is, How many units? And what style.

There are 16 properties plus one unbuilt lot on that area of Main Street. Their single family homes range from 702 to 2700 square feet of living area with an average of 1500. In total the homes contain forty-two bedrooms With an average of 2.8 bedrooms per house. The lots are a good size: ranging from .5-1.5 acres.

Building 21 two bedroom units on the property would double road traffic on quiet Main Street. More than that could change the character of the neighborhood. In that case I recommend that the sole entrance to the development be from. Route 28 with a stoplight and a bus stop so that residents can use public transportation to get to Hyannis and local shopping. I am told it is a bear to get a stoplight approved on a state road, however, since the development would not go in until the sewers reach that area, the town has time to get it approved.

Other recommendations:

- Locals really want a nice children's playground. It could be put just off of Main Street with parking behind. It should not be directly next to the new development.

- A paved handicap accessible path around the perimeter of the property, with stations along the way, would be nice.
- On the site I was amazed how loud the traffic is down towards route 28.. This could be partially abated with a 6 foot dirt berm along the road.. The area adjacent to Rte. 28 where noise is still elevated could feature a community garden with a special section for local residents of the development.
- For the vacant lot on Hilltop, it would be great if Habitat for Humanity would agree to build a house there, perhaps for a veteran. It should have an easement for a path for the residents of Hilltop to reach the walking path.

Kind regards

Wendy Bierwirth

Pedicini, Kyle

From: Kupfer, James
Sent: Thursday, May 30, 2024 8:37 AM
To: Pacheco, Corey
Cc: Pedicini, Kyle
Subject: FW: Marstons Mills Elementary School Land Plan

Please save and add to the comment sheet.



James S. Kupfer, AICP, MPA
Assistant Director | Planning & Development
Town of Barnstable | 367 Main Street | Hyannis, MA 02601
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P 508-862-4784

C 774-487-2786

From: Kathy Aspden <kathyaspden@yahoo.com>
Sent: Wednesday, May 29, 2024 5:12 PM
To: Kupfer, James <James.Kupfer@town.barnstable.ma.us>
Subject: Marstons Mills Elementary School Land Plan

Hello Jim,

Tonight is going to be fun! Here is the link to the mixed residence Marstons Mills Cottage Community vision video. Use it as you would like.

It may help to get people on board with the idea that "housing can be good."

It's rather unconscionable to think of not wanting some type of housing on that acreage. There was an NPR article from the BPD perspective of needing workforce housing, as well as 100,000 other articles about the need for housing. I know CCH is in a bit of a crisis. They pay huge money to travelers because they can't lure anyone to the Cape full-time because of lack of housing.

<https://animoto.com/play/PV3koCS5Ad7ysKTzvciXhA>

See you at 6 pm. Kathy Aspden

All good things!

<http://www.kathyaspden.com>

Pedicini, Kyle

From: Kupfer, James
Sent: Thursday, October 17, 2024 2:15 PM
To: Pedicini, Kyle
Subject: FW: Marstons Mills plans

Please save comments in the a folder

James S. Kupfer, AICP, MPA
Director | Planning & Development
Town of Barnstable | 367 Main Street | Hyannis, MA 02601 James.Kupfer@town.barnstable.ma.us
P 508-862-4784
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-----Original Message-----

From: Krista Cody <kcody3512@gmail.com>
Sent: Thursday, October 17, 2024 2:14 PM
To: Kupfer, James <James.Kupfer@town.barnstable.ma.us>
Subject: Marstons Mills plans

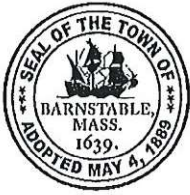
Hello,

Regarding the new plans at the Marstons Mills elementary site, I think this should be only a recreation/ community space. However, the plan that has been done could use some work. I ask that the town go look at Puma park in Truro. Not so much the senior center but the way the library backs up to the playground. It has a gorgeous gazebo space and then there can be open space for running or fields as well. The library in Marstons Mills is SAD (please go look, especially downstairs). And please please consider doing a wooden playground like the one that used to be at BWB (pretty sure they do not use real wood for them anymore) instead of the silly metal and bungee ones the town continues to put up. The most popular playgrounds on cape that people specifically drive to are Puma park in Truro, Orleans elementary school playground, and Mullen Hall in Falmouth. They are all the same sort of idea and I beg the town to go look at them all. The idea for this space should be a recreation space that encourages people from all over to visit. Our town has the worst playgrounds and there is nothing that brings families to the Mills, but this would change that. I have 3 kids who likely will never use this space in the way I would've hoped for (my youngest is 4 and I don't have hopes Barnstable ever gets things done quickly), but I have spoken to so many families who wish we had better family spaces here in Barnstable. I am happy to discuss further at any time.

Krista Cody
Marstons Mills resident

Sent from my iPhone

10/23/24



Town of Barnstable
Planning & Development Department
Marstons Mills School Property
Public Meeting



Public Comment

Name: Jamie LeBeau
+ Chris LeBeau

j.aylmer07@gmail.com

Comment:

I believe a fully Recreational use of the land would benefit our community.

Baseball Field

Soccer Field

Playground

Tennis Courts

Street Hockey Space

No housing or disposing of the lands

Pedicini, Kyle

From: Kupfer, James
Sent: Thursday, October 24, 2024 8:21 AM
To: Pedicini, Kyle
Subject: FW: Marstons Mills Elementary School Site

For comment file.



James S. Kupfer, AICP, MPA
Director | Planning & Development
Town of Barnstable | 367 Main Street | Hyannis, MA 02601
James.Kupfer@town.barnstable.ma.us
P 508-862-4784

C 774-487-2786

From: Laura Rittel <lauralou626@hotmail.com>
Sent: Thursday, October 24, 2024 7:26 AM
To: Kupfer, James <James.Kupfer@town.barnstable.ma.us>
Subject: Marstons Mills Elementary School Site

Hi James,

I was at the Marstons Mills Village meeting last night. I'm sorry to say that I'm late to the party in terms of getting involved in the discussion. My brain was going overnight though so I wanted to send a quick email.

I am all for offering more housing in Marstons Mills but my concern for this project is that once the requirement for affordable housing is met (i.e. 2 houses per 20), are there any reasonable guardrails that can be put in place to prevent a builder from charging \$500+ for the remaining homes? If I understood correctly last night, the more restrictions the town places on the RFP process for the land development, the more challenging it will be to find contractors who are interested in the project but building more \$500/\$600/\$700K properties definitely doesn't fulfill the need for more houses that normal people can afford.

I'm sure this has already been discussed but what about condominiums on the site? Just two stories, 2 bedrooms/2 baths each (1 unit upstairs, 1 unit downstairs) so not a huge development (perhaps even keeping it to 20 or so units). That would allow first time home buyers to have an opportunity to build equity through home ownership, while also allowing seniors to downsize and not have to worry about property maintenance. I'm no builder or realtor but I would imagine that by their very nature, smaller condos could be sold at prices that are more appealing to first time buyers and seniors with limited incomes.

My only other concern about homes on the site would be that purchase is restricted to people who will be using it as their primary residence. I feel strongly that we don't need any other homes built on the Cape that will be used as seasonal homes only. I'm not sure if that's a restriction that can even be put in place but that's definitely a hot button for me and I would imagine for many other people as well.

I know things are very much in the planning stage but it seems like the issue of people cutting through the development could be mitigated with lots of annoying speed bumps and the issue of a road going around a playground area could be helped by fencing in the green space.

There's no need to get back to me. I just wanted to reach out with my thoughts (however unoriginal they are) so that I can sleep better tonight.

Thanks so much for all your efforts on this project!

My best,
Laura Rittel

Pedicini, Kyle

From: Sandra Bolton <boltonslanding@comcast.net>
Sent: Wednesday, October 30, 2024 9:19 AM
To: Kupfer, James
Cc: Pedicini, Kyle; David Martin; Bob Frazee
Subject: site development Marstons Mills former elementary school

Dear James and Kyle:

I am, Sandra Bolton, Marstons Mills resident, Marstons Mills Historical Society member, author Explore Contemporary Marstons Mills.

A Proposed Mission Statement:

Create and develop fun, exciting, educational inter-generational super space for community connection. Encompass the entire village with wholesome, entertaining commercial, residential interaction maintaining the historical integrity of the village of Marstons Mills.

Wow! How do you do that?

A simple plan with complex infrastructure? It can be done with your professional expertise in community development. This will be a project that will go down in history as a one-of-a kind community connection. The value of community input is the foundation.

Suggestions for thought:

Structure: attractive building aka arts and entertainment

Pumping station

A building to be known as The Marstons Mills Center i.e. multi-use facility; performing arts, theater, educational fun programs for all ages.

Walking trails / Pet park / Serenity garden areas with a bench or two /

Parking area

Handicap accessibility smooth walkway / ramp to access arts/entertainment building.

This will be like a mini-epicenter in the village of Marstons Mills.

Looking forward to next site walk/meeting.

Best regards,
Sandra Bolton
former president Marstons Mills Historical Society

11/16/24

Dear Planning and Development Department,

I am writing today to express my opinion on the Marstons Mills School Property project proposals that have been generated by the Town of Barnstable. I was unable to attend the public meeting held on November 14th, like many other local residents who have work and family commitments.

I was informed by some residents who were in attendance that there was a public opinion expressed in favor of the proposal that consisted of recreational facilities only due to concerns of what prospective residents in affordable single family homes or townhouses would “bring to our neighborhood”. I would like to express the opposite opinion on the project and **speak out in favor** of creating affordable housing on the 14 acre property. I would also like to cite research that has informed this opinion on the matter, as it is vital to consider the facts below when approaching any project that would impact the life and wellbeing of a community.

First and foremost, I would like to remind our town officials that we are experiencing a housing crisis here on Cape Cod and the Islands, with numbers as high as **568 homeless persons** identified during the Annual Point in Time (PIT) Count in January of 2024 by the Cape and Island Regional Network on Homelessness – **a 33% increase** from the year before (*Cape and Islands Regional Network on Homelessness -TOTAL COUNTED HOMELESS POPULATION HUD Annual Point in Time Count of the Homeless, 2024*). Additionally, a 2023 analysis of Cape Cod Housing Needs prepared by the UMass Donahue Institute indicated that housing affordability was a critical issue that came up in the surveys they conducted with Cape Cod residents: over 60% of renters who took the survey expressed concern about having stable housing in the next year, while 42% of renters and 28% of homeowners reported that their

housing was not affordable to them (*Cape Cod Housing Needs Analysis for the Cape Cod Commission, 2023*).

Second, I would like to point out that Cape Cod and the Island have been experiencing **severe workforce shortages** in fields such as healthcare, education, transportation, human services, to name a few. As summed up by the Provincetown Independent, “Barnstable County is facing twin demographic emergencies. First, as rents and the cost of living rise ever higher, the year-round workforce is evaporating. Second, the population — already far older than the rest of Massachusetts — includes a growing number of the infirm aged” (Roth-Dishy, 2023). An average college graduate in Massachusetts in an entry level position earns \$49,063 per year (*College Graduate, 2024*), while average rent in Hyannis is estimated at \$2,037 per month for a one-bedroom apartment (\$2,459 for a two-bedroom and starting at \$3,150 for a three-bedroom, which is what would be needed for a single family who wants to make Cape Cod their home) as of November 2024 (*Average Rent in Hyannis, MA - Latest Rent Prices by Neighborhood, 2024*). Given these numbers, we quickly realize that it would be unrealistic for a young professional or a family to thrive on Cape Cod, which in turn results in workforce shortages.

To put this in plain language, our Cape Cod community is struggling, and the main culprit is not the lack of recreational areas, but **the very basic necessity of stable affordable housing**, the ability to provide our families and elders with a place to call home and the care they deserve.

I urge you, dear Planning and Development Department, to consider the research and facts shared in this letter – data tells a story! It is also my sincere hope that you will consider asking our entire diverse community for feedback, rather than relying on the opinions of the privileged few. The most commonly spoken languages in our community in addition to English are Spanish, Portuguese and Haitian Creole – please consider that when asking for feedback.

Thank you for reading this letter in its entirety!

Warm regards,

Valeryia Pedersen

References.

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<https://provincetownindependent.org/local-journalism-project/next-generation/2023/07/19/home-care-shortage-is-a-never-ending-crisis/>

Pedicini, Kyle

From: Sandra <boltonslanding@comcast.net>
Sent: Monday, December 9, 2024 1:27 PM
To: Kupfer, James
Cc: Pedicini, Kyle
Subject: Marstons Mills School Property

Hello James and Kyle;

This is a follow up from the meeting I had with you In November at Town Hall.

Also, a follow-up of the telephone conversation with James a few days later November 21, 2024.

The Planning and Development Board displayed three concepts during the last televised meeting.

I am a Marstons Mills resident with great concern about the future of the Marstons Mills school property as many residents.

I submit to the Planning and Development Board the following for consideration in future concept renderings.

MISSION STATEMENT

Create and develop an inter-generational, cultural super space for community connection that fosters village growth economically, spiritually and educationally.

14 Acres

FOCUS

- 1. Historical value**
- 2. Inter-generational**
- 3. Communiity connection**
- 4. Housing**

1. A philanthropist donated land for the Marstons Mills Library to be built in the 1800's. The original room still exists. It survived through hard labor, community connection.

Marstons Mills was once the cranberry capital of Cape Cod.

Centuries later the opportunity presents itself to sustain, grow, educate, connect to implement the highest practical use of fourteen acres with great planning and development.

Marstons Mills needs a Historical Museum. The society is functioning in its fortieth year conducting monthly meetings in the Marstons Mills Public Library and archive storage

in a climate controlled 300sf (approx.) room. It is time for a dedicated building be built to accommodate meetings and , especially, visitors to view a phenomenal piece of history

to be on display. The original glass hearse circa 1800's in waiting to be preserve/restored. This hearse was built same era Abraham Lincoln's hearse delivered him to his final destination.

2. Creative planning and development includes all ages for living and learning. Also pets for comfort and social interaction.

3. Community connection is paramount to develop strong communities that result in peaceful, thriving environments.

4. Housing to tap efficiency and affordability.

DESIGN

The vision...

Allow 2 acres:

Marstons Mills Historical Museum. (1500sf building)

Performing Arts Center. (2500sf building)

Community Building (1000sf building)

Three buildings laid out in u-shape pattern centered in the design plan. Allow for parking **PROBABLY BE LESS THAN 2 ACRES**

Nature trail the perimeter of property,
Walking, handicap accessible path.

Strategically placed Affordable efficient housing 10-12 houses clustered. **MAYBE 2.5 ACRES** allow for parking

Pet park. .5 ACRE

Kid park. .5 ACRE

Looking at approx, 5 acres for above design concept.

SUSTAINABILITY

Solar panels on all structures

Support local businesses

Open field: Local Farmers markets, Flea Markets, Recreation, Music Festivals, Conferences, Conventions, Theme Festivals, Gallery Exhibits etc.

Best regards,
Sandra Bolton
617-947-4622

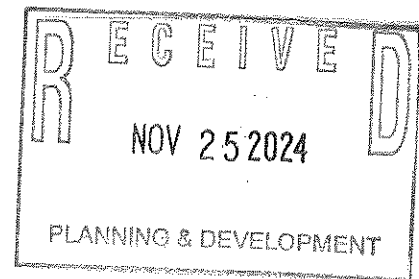
TO: Planning Board

From: Deborah Converse

Date: 11/16/24

RE: Disposition of Property of the former Marstons Mills School

Public Comment



James Kuyper
Deborah Converse

I am a long standing Commissioner of the Barnstable Housing Authority, housing representative on the Barnstable Community Preservation Committee, and a former 25-plus year employee of a not-for-profit housing agency based in Barnstable. I have been advocating for fair, safe and affordable housing for most of my career.

I have attended the public discussions about the use of the former Marstons Mills School property. These meetings have been targeted to residents of the Village of Marstons Mills for input. I have not felt that (not being a resident of the village) I really have standing to comment at these meetings.

The town representatives with good intentions want this to be a "transparent and inclusive process". This apparently is meant to make the village residents feel as if their input carries all the weight. But in my opinion, it has also set up resentment that the decision will be taken away from them by "the town" and that their opinions don't count and they are being misled. These meetings have been "free-form" without definitions to get input. Therefore, people infuse their own definitions. For instance, people assume what "affordable" housing means and the "type" of people who will live there. I am still amazed by the prejudiced and

uninformed negative comments that consistently raise the temperature in the room (and my blood pressure)! Not all residents are negative, I must say.

Getting to my point.

In reality, the property belongs to the TOWN of Barnstable and the residents of the town. Input from village residents is important but the decisions belong to and affect all of us who live in the Town. The greater town of Barnstable needs HOUSING that people who live and work here can afford (rental or ownership).

That property is a perfect piece that can accommodate the village and the town! It is a beautiful piece that can provide parking for the small central village of Marstons Mills, a playground or park (among 3 already easily accessible to the village residents) AND a small development of duplexes, single family homes, or apartments---that would be decided based on need and financing.

I think it is important that the decision makers use some of that property for housing.

*To jump to solution here with a suggestion: there is a program offered by the Massachusetts Housing Partnership Community Builder Program that might fit first-time home buyers financially that might be a perfect fit