

TOWN OF BARNSTABLE

NOTICE OF MEETINGS OF TOWN DEPARTMENTS AND ALL TOWN BOARDS
As Required by Chapter 28 of the Acts of 2009, amending MGL Chapter 30A

NAME OF PUBLIC BODY – COMMITTEE, BOARD OR COMMISSION:

REGULAR MEETING AGENDA COMMUNITY PRESERVATION COMMITTEE

12 DEC '24 AM 10:39
BARNSTABLE TOWN CLERK

DATE OF MEETING: Monday, December 16, 2024

TIME: 5:30 p.m.

PLACE: The Community Preservation Committee (CPC) meeting will be held by remote participation methods pursuant to the passage of legislation extending certain COVID-19 measures adopted during the state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting will be provided in the following manner:

1. This meeting will be replayed via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live video on demand archives on the Town of Barnstable's website: <https://streaming85.townofbarnstable.us/CablecastPublicSite/?channel=1>
2. Real-time public comment can be addressed to the Community Preservation Committee utilizing the Zoom link or telephone number and access code for remote access below.
Link: <https://zoom.us/j/83989955854>

Or by calling the US Toll-free Telephone Number: 888-475-4499
Meeting ID: 839 8995 5854
3. Applicants, their representatives, and individuals required or entitled to appear before the Community Preservation Committee may appear remotely and are not permitted to be physically present at the meeting and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Sarah.Beal@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Meeting materials will be available at

<https://www.townofbarnstable.us/boardscommittees/communitypreservationcommittee/> prior to the meeting.

This meeting of the Community Preservation Committee is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with MGL Chapter 30A, s. 20, the Chair must inquire whether anyone else is recording this meeting and to please make their presence known

Call to Order:

Roll Call of the Members:

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from November 25, 2024.

Letters of Intent:

- A Letter of Intent has been received from the Department of Public Works requesting \$341,595 in Community Preservation Historic Preservation Funds for exterior restoration work to the Centerville Recreation Building located at 524 Main Street, Centerville, map 207, parcel 043. Proposed improvements include the repair/replacement of the portico, trim and exterior door replacement as well as partial roof replacement. This funding request represents the total estimated project cost with prior plumbing and building improvements performed in 2015 and 2017 provided as matching funding. The building was originally constructed in 1880 and is listed as a contributing building in the National Register Historic District.
- A Letter of Intent has been received from the Department of Public Works requesting \$792,000 in Community Preservation Historic Preservation Funds for restoration of the West Barnstable Railroad Depot located at 2469 Meetinghouse Way, map 155, parcel 043. Proposed restoration work includes the removal and salvage of the existing clay tile roof, deteriorated roof sheathing, waterproofing and reinstallation of the historic roof tiles, associated wood trim repair, roof structural repair, window restoration, and interior water damage repair. Capital funds will be used for the design and installation of a mechanical system that will control indoor temperatures and humidity. This funding request represents a portion of the total estimated project cost of \$978,000 with Capital Improvement Plan funding in the amount of \$186,000. The building is in the Old Kings Highway Historic District as well as the West Barnstable Historic District and is listed as a contributing building in the National Historic District and the State Register as a Cultural Resource.
- A Letter of Intent has been received from the Department of Public Works requesting \$371,775 in Community Preservation Historic Preservation Funds for restoration work to the Old Jail Building located at 3353 Main Street, Barnstable, map 299, parcel 046. Proposed work will address structural concerns identified in the CBI Consulting building study as well as accessibility, exterior building and site elements and required design work. This funding request represents a portion of the total estimated project cost of \$485,525 with Capital Improvement Plan funding in the amount of \$113,750. The building was built in 1690 and holds significant historical value as one of the oldest wooden jails in Massachusetts and is tied to many notable historic events. The building is listed on the National Register of Historic Places and is in the Old King's Highway Historic District.
- A Letter of Intent has been received from the Department of Public Works requesting \$496,775 in Community Preservation Historic Preservation Funds for the restoration of the Marstons Mills Airfield Hangar located at 1000 Race Lane, Marstons Mills, map 104, parcel 002-T00. Proposed restoration work will focus on addressing the building's structural integrity and restoring damaged exterior components to ensure its continued functionality while safeguarding its historical significance. This funding request represents a portion of the total estimated project cost of \$566,588 with Capital Improvement Plan funding in the amount of \$58,280. The building was constructed in the early 1920s, and the airfield's history is deeply rooted in aviation and has been an integral part of the Cape Cod community for over a century and is listed on the State Register as a Cultural Resource.

Applications

- An Application has been received from Barnstable Land Trust, Inc. requesting \$1,350,000 in Community Preservation Open Space/Recreation Funds in support of the appraised fair market value acquisition of the property located at 30 and 31 Crocker's Neck Road, map 020, parcel 093-001 and 097 totaling 10.62 acres, with the remaining 50% of the acquisition cost, plus project costs, being raised through BLT's private fundraising. This open space project will be eligible for a state PARC grant to the Town for purchase of a Conservation Restriction in the amount of \$500,000 which could partially reimburse the CPA funding. The purchase of the property by BLT will protect the property from development, and will preserve the scenic, open space, and recreation values of the property for public access and use by the community. Barnstable Land Trust will grant a perpetual Conservation Restriction to the Town of Barnstable on the property.

Correspondence Received

- Email from Planning & Development regarding future housing discussions by the Planning Board and links to recent reports about multifamily housing.
- An inquiry regarding the West Barnstable Village Store for Historic Preservation Funds has been received.
- An inquiry from the Cape Cod Regional Technical High School Superintendent about Open Space/Recreation Funds has been received.
- An inquiry from the South Congregational Church about Historic Preservation Funds for cemetery restoration has been received.

Project Updates:

- Oakmont Road, Cummaquid properties open space acquisition update.
- Mass DOT made an award for the CC Rail Trail Phase III work, tentative start in Spring 2025
- Application for Open Space and Rec. Plan Consultant has been referred to the Town Manager.
- The Federated Church Universalist Cemetery Project has been referred to the Town Manager.
- Letters of support from the Open Space and Conservation Committees for the Smith's Creek CR have issued. The project will be scheduled for referral to the Town Manager.

Member Discussion:

- Housing Update – Stephen Robichaud
- Meeting format for the January 27, 2025, Community Preservation Committee meeting.

Public Comment:

Adjournment:

CPC Regular Meeting Scheduled January 27, 2025, 5:30 p.m.

Please Note: The list of matters is those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda. Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such a meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. Meetings of a local public body, notice shall be filed with the municipal clerk and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.



Town of Barnstable COMMUNITY PRESERVATION COMMITTEE



www.town.barnstable.ma.us/CommunityPreservation

Email: CommunityPreservationCommittee@town.barnstable.ma.us

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Vacant – Clerk/Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large
Stephen Robichaud – Planning Board • Tom Lee – Conservation Commission • Vacant – Recreation Commission
Deborah Converse – Housing Authority • Farley Lewis – At Large • Felicia Penn, President – Town Council Liaison

Monday, November 25, 2024
Regular Public Hearing DRAFT Minutes
Meeting Held Via Zoom: <https://zoom.us/j/89520036207>
5:30 PM

Lindsey Counsell – Chair	Present
Tom Lee-Vice Chair	Absent
Katherine Garofoli	Present
Deborah Converse	Present at 5:52 p.m.
Stephen Robichaud	Present
Farley Lewis	Present
Terry Duenas	Present

Call to Order:

Notice of Recording: With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and read: “Please note that tonight’s meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone else is taping this meeting and to please make their presence known.” No one present was recording the meeting.

ROLL CALL: Terry Duenas (present), Kathrine Garofoli (present), Farley Lewis (present), Steve Robichaud (present), and Lindsey Counsell (present).

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from October 21, 2024.

Approval of the minutes was postponed to the end of the meeting.

Letters of Intent:

- A Letter of Intent has been received from the Planning & Development Department requesting \$50,000 in Community Preservation Open Space/Recreation Funds to hire a consultant to assist in the updating of the Town of Barnstable Open Space and Recreation Plan. This plan is required to be updated every seven years to maintain eligibility for state grant funding through Massachusetts Department of Conservation Services. The town is seeking a state land grant in the amount of \$20,000 and if awarded it will reduce the CPA funds needed for this project.

Mr. Kyle Pedicini, Assistant Director of Planning & Development, explained that the last Open Space and Recreation Plan update was in 2018, noting that the plan is due to be updated by 2025. He said Planning & Development is seeking a consultant that can help ensure compliance with state regulations to assist with the plan update. A Land Conservation Assistance Grant, which helps towns to fund open space plan updates, has been applied for in the amount of \$20,000 through the Massachusetts Division of Conservation Land Services and would reduce the amount required from CPA funds if granted. Mr. Pedicini stated that although the full requested amount of \$50,000 may not be needed if the grant is awarded, the full amount is needed to be able to set the Request for Proposal (RFP) process in motion.

As an explanation to CPC member's questions, Mr. Pedicini said that a scope of work will be developed that will be included in the RFP administered through the Procurement Department. He anticipates that one consultant team that meets the evaluation criteria and experience will be selected. There was discussion regarding an accounting of town playgrounds, the existing field study and Annual Recreation Needs Study being included in the plan update and Mr. Pedicini agreed that the development of the plan update could result in a road map for what is needed for town playgrounds and how it can be accomplished. CPC members expressed their support and commended staff for keeping track of the required plan updates. Selection of a team with knowledge of the Town of Barnstable was strongly encouraged and it was confirmed by Mr. Pedicini that the estimate of \$50,000 was appropriate. After brief discussion, the CPC members agreed there would not be a benefit to the receipt of an Application and noted that the Open Space and Recreation Plan update is a necessity.

Motion of Stephen Robichaud was seconded by Terry Duenas to approve and recommend the Letter of Intent/Application from the Town of Barnstable Planning & Development Department for \$50,000 in Community Preservation Open Space & Recreation Funds to the Town Council through the Town Manager.

**Roll Call: Terry Duenas (yes), Stephen Robichaud (yes), Katherine Garofoli (yes), Farley Lewis (yes), and Lindsey Counsell (yes). 5 – yes, 0 – no.
Motion Carried.**

The following agenda item was taken out of order:

Correspondence Received

- E-mail from Planning & Development Dept. regarding extension of public comment on the Local Comprehensive Plan Draft Future Land Use Map through December 2, 2024. Chair Counsell noted that there many and flexible ways to provide comment on the plan.
- Twenty-two emails were received in support of the preservation of Oakmont Road, Cummaquid property. The names of each supporter were read into the record.

Project Updates:

- Oakmont Road, Cummaquid properties open space acquisition update.
 - Chair Counsell shared that through the help of the Compact of Cape Cod Conservation Trust, Barnstable Land Trust, and the Save Cummaquid Woods group, a contingent offer to purchase 87 Oakmont Road, Cummaquid owned by the Cobb Trust, for \$800,000 was not accepted.

The asking price is a firm \$850,000 and would require additional fundraising if another offer is to be submitted.

- Ms. Marie Rizzo of Save Cummaquid Woods noted the possibility of doubling the benefit to the community. The Cobb Trust, which provides benefits for school children's programs outside the school budget, will profit from the sale of 87 Oakmont Road. Secondly, the preservation of the lot as open space would not increase the number of septic systems impacting the aquifer. Ms. Rizzo noted she is working with BLT and Cape Cod Compact to increase fundraising ability.
- Progress is being made on the Centerville and Osterville Playground projects.
- Mass DOT has granted an award for the CC Rail Trail Phase III work.
 - Chair Counsell shared that Lawrence Lynch has been selected as the construction company and will begin work Spring 2025.
- An appraisal has been ordered by Barnstable Land Trust for 10.4 acres located at 304 Putnam Ave, Barnstable.
 - Ms. Milkman of BLT said that the appraisal for 304 Putnam Ave, Barnstable is complete and can be shared with CPC members.
- The Historical Society of Santuit and Cotuit's Phase II CPC Application was approved at October 24, 2024, Town Council public hearing.
- Department of Public Works Letters of Intent are anticipated for the December 16, 2024, CPC meeting.

Deb Converse joined the meeting at 5:52 p.m.

Letters of Intent (continued) – Katherine Garofoli recused from review of this item.

- A Letter of Intent has been received from Barnstable Land Trust, Inc. requesting \$1,350,000 in Community Preservation Open Space/Recreation Funds in support of the appraised fair market value acquisition of the property located at 30 and 31 Crocker's Neck Road, map 020, parcel 093-001 and 097 totaling 10.62 acres, with the remaining 50% of the acquisition cost, plus project costs, being raised through BLT's private fundraising. This open space project will be eligible for a state PARC grant to the Town for purchase of a Conservation Restriction in the amount of \$500,000 which could partially reimburse the CPA funding. The purchase of the property by BLT will protect the property from development, and will preserve the scenic, open space, and recreation values of the property for public access and use by the community. Barnstable Land Trust will grant a perpetual Conservation Restriction to the Town of Barnstable on the property.

Ms. Janet Milkman, Executive Director of Barnstable Land Trust, narrated a PowerPoint presentation that depicted maps of the locus showing the location of golf courses, municipal open space, and non-profit open space as well as the densely populated residential neighborhood with little open space nearby. She identified the Cotuit Highground Golf Course and parking lot, noting that the land has been used as a golf course since the 1950s with a third generation of the family currently operating it. An aerial view showed the density of housing in the area in relation to the property. Ms. Milkman noted the golf course has been a favorite sledding hill for generations and the clubhouse is used as a center for community events. She said it is important to the family that the land remains undeveloped, saying their preference is that it continues as a golf course for the short run for 5 years, operated by one member of the family, and is

a part of the agreement. Ms. Milkman noted that this property is important to the community, and she has received many inquiries and support. She noted that once the property is no longer a golf course, it will no longer be contributing nutrients to Shoestring Bay watershed which is a severely impacted watershed. It is estimated that currently the golf course contributes 7.5% of the nutrients going into that watershed.

CPC members agreed that the Cotuit Highground Golf Course is unique and part of the fabric of the community and said they were pleased that the property will not be available for development. Ms. Milkman shared that an extension of the operation of the golf course through a lease to a private party could be a possibility in the future. The use of natural nutrients that do not have an impact on the environment was discussed. CPC members agreed that the property is important and beautiful and expressed support for the project.

Public Comment:

None

The motion of Terry Duenas was seconded by Deb Converse to move Barnstable Land Trust's Letter of Intent for the Cotuit Highground Land Protection Project to full Application.

Roll Call: Terry Duenas (yes), Stephen Robichaud (yes), Deb Converse (yes), Farley Lewis (yes), and Lindsey Counsell (yes). 5 – yes, 0 – no. Motion carried.

Kathrine Garofoli rejoined the meeting.

Applications

None received.

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from October 21, 2024.

The motion of Terry Duenas was seconded by Farley Lewis to approve the October 21, 2024, minutes with one minor edit as noted.

Roll Call: Terry Duenas (yes), Stephen Robichaud (yes), Deb Converse (yes), Katherine Garofoli (abstained), Farley Lewis (yes), and Lindsey Counsell (yes). 5 – yes, 0 – no 1-abstained. Motion carried

Member Discussion:

- It was decided that the format for the December 16, 2024, CPC meeting will be remote.
- DRAFT 2025 Community Preservation Committee Meeting Schedule.
 - After a brief discussion, it was agreed to accept the 2025 Community Preservation Committee Meeting Schedule
- Katherine Garofoli shared that she recently started a new position at the Cape Cod Compact Conservation Trust as a Land Protection Specialist and explained that Barnstable Land Trust's relationship with CC Compact required her to recuse from voting on the Cotuit Highground Land Protection Project. CPC members congratulated Ms. Garofoli on her new position.

- Deb Converse requested an update on the number of affordable housing units in the town. Stephen Robichaud noted that the Planning Board will potentially be considering the Housing Production Plan with specific strategies emphasized, later that evening and would provide an update to CPC. It was noted that the Affordable Housing Growth and Development Trust Board is considering another Application for CPA funding.

Public Comment

None.

Adjournment:

The motion of Stephen Robichaud was seconded by Terri Duenas to adjourn the meeting.

Roll Call Vote: Terri Duenas (yes); Katherine Garofoli (yes); Deb Converse (yes); Farley Lewis (yes); Stephen Robichaud (yes); and Lindsey Counsell (yes). 6 – yes, 0 no. Motion carried. Meeting adjourned at 6:23 p.m.

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

Exhibit 1 –CPC Regular Meeting Agenda, November 25, 2024.

Exhibit 2 – Draft Minutes -October 21, 2024, CPC Regular Meeting.

Exhibit 3 – Letter of Intent – Planning & Development Open Space and Recreation Plan Update Consultant

Exhibit 4 – Letter of Intent – Barnstable Land Trust – Cotuit Highground Land Protection Project - Crocker Road, Cotuit

Exhibit 5 – PowerPoint Presentation – Barnstable Land Trust – Cotuit Highground Land Protection Project – Crocker Road, Cotuit

Respectfully submitted,
Ellen M. Swiniarski
Community Preservation Coordinator
Planning & Development Department

Please Note: The list of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may be discussed, and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that, if it votes so, the Committee may go into Executive Session for specified allowable reasons. The Committee may also act on items in an order other than they appear on this agenda.

*** Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA**



The Town of Barnstable

Department of Public Works
Administration & Technical Support Division
800 Pitcher's Way, Hyannis, MA 02601
www.town.barnstable.ma.us



Mark Marinaccio 508.790.6323
Keith MacKenzie-Betty 508.790.6315
Rebecca Nickerson 508.790.6316
NancyLee Cormier 508.790.6320

John W. Juros, AIA
Town Architect
Voice 508.790.6324
Fax 508.790.6344

MEMO

Date: November 7, 2024
From: Mark Marinaccio, AIA, Owner's Project Manager
To: Mark S. Eills, Town Manager
Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee
Subject: **Project Eligibility Letter of Interest to CPC
Centerville Recreation Building Exterior Restoration, 524 Main Street**
Map/Block/Lot: 207 / 043/

Dear Mr. Council,

Please accept this Letter of Interest for Historic Preservation funding for exterior restoration work to the Centerville Recreation Building, 524 Main Street, Centerville.

With a total estimated project cost of \$341,595 The Department Of Public Works is seeking the full amount in community preservation funding for the project. In FY15 the Town of Barnstable appropriated \$185,000 for plumbing improvements. In 2017 the Structures and Grounds division replaced the rear fire escape from the second floor, painted the building, and replaced the roof.

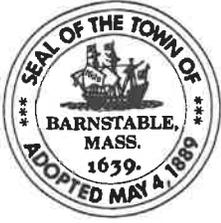
Originally constructed in 1880 at a cost of \$1,700, the building has served various roles in the village's history. In 1932, an addition was made to the south side of the building, introducing the now iconic two-story pedimented portico. The building was used as the village post office in 1957 and transitioned to its current role as a community center in 1976.

The building is listed as contributing to the national register historic district and is central to the village.

Over the years, the exterior of the building has suffered significant deterioration despite ongoing maintenance efforts. The structural columns of the portico are rotting and require extensive repair or possible replacement. Portions of the trim and exterior doors have also decayed, with the doors no longer closing properly. Furthermore, a persistent leak in a roof valley has resisted numerous patching attempts, and a partial re-roofing of this area is necessary.

Sincerely,

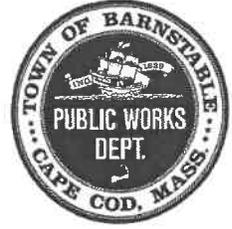

Mark S. Eills, Town Manager



The Town of Barnstable

Department of Public Works

382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: November 7, 2024

From: Mark R. Marinaccio, AIA, Town Architect

To: Mark S. Ells, Town Manager

Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee

Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee
West Barnstable Railroad Depot Roof Restoration, 2469 Meetinghouse Way.**

Map/Block/Lot: 155 / 043/

Dear Mr. Counsell:

Please accept this Letter of Interest for Historic Preservation funding for restoration of the West Barnstable Railroad Depot, 2469 Meetinghouse Way.

With a total estimated project cost of \$978,000, The Department Of Public Works is seeking \$792,000 in community preservation funding and \$186,000 in capital funds for the project.

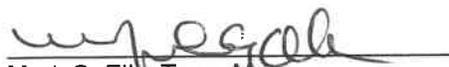
The historic building sits within the Old Kings Highway Historic District as well as the West Barnstable Historic District. The building is listed as contributing to the national historic district and is listed as a Massachusetts Cultural Resource.

The building currently houses the Cape Cod Chapter of the National Railway Historical Society.

The proposed restoration work will include removal and salvage of the existing clay tile roof, deteriorated roof sheathing, waterproofing and reinstallation of the historic roof tiles, associated wood trim repair, roof structural repair, window restoration, and interior water damage repair. Capital funds will be used for the design and installation of a mechanical system that will control indoor temperatures and humidity.

We are estimating the completion of the project in the fall of 2026.

Thank you for your consideration of this request and please contact us if you have any questions or if we can provide any additional information.


Mark S. Ells, Town Manager



The Town of Barnstable

Department of Public Works

382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: November 7, 2024
From: Mark R. Marinaccio, AIA, Town Architect
To: Mark S. Ells, Town Manager
Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee
Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee
Old Jail Restoration, 3365 Main Street, Barnstable**
Map/Block/Lot: 299 / 045/

Dear Mr. Counsell,

Please accept this Letter of Interest for Historic Preservation funding for restoration work to the Old Jail Building in the village of Barnstable.

With a total estimated project cost of \$485,525, The Department Of Public Works is seeking \$371,775 in community preservation funding and \$113,750 in capital funds for a project to restore and improve the old Jail.

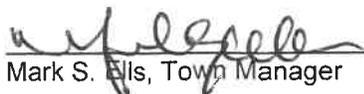
The Old Jail, located at 3087 Main Street in the village of Barnstable, holds significant historical value as one of the oldest wooden jails in Massachusetts. Built in 1690 by order of the Plymouth and Massachusetts Bay Colony courts, the jail originally served Barnstable County until around 1820 when a new stone jail replaced it. The structure, which could house six prisoners, was later attached to a barn and rediscovered in 1968. It was subsequently moved to the grounds of the Coast Guard Heritage Museum, part of Barnstable Village's historic Customshouse building. The Old Jail was listed on the National Register of Historic Places in 1971 and included in the Old King's Highway Historic District in 1987.

The jail is tied to notable events in early colonial history. In 1716, it housed Goody Hallett, lover of the infamous pirate Samuel Bellamy (known as the Witch of Wellfleet), along with the two survivors of Bellamy's flagship Whydah Gally, and the seven survivors of his consort ship Mary Anne. Over the years, the jail gained a reputation as one of the most haunted buildings in America, with ghost tours regularly offered.

In 2011, a historic building study by CBI Consulting identified structural concerns, particularly in the basement, where the original floor supports have deteriorated. This project will address those structural concerns along with accessibility, exterior building, and site elements, as well as fund the design work.

Thank you for your consideration of this important preservation project.

Sincerely,


Mark S. Ells, Town Manager



The Town of Barnstable

Department of Public Works

382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: November 7, 2024
From: Mark R. Marinaccio, AIA, Town Architect
To: Mark S. Ells, Town Manager
Copy: Daniel W. Santos, P.E., DPW Director
Lindsey Counsell, Chairman, Community Preservation Committee
Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee**
Marstons Mills Airfield Hanger Restoration, 1000 Race Lane.

Map/Block/Lot: 104 / 002/ T00

Dear Mr. Counsell,

With a total estimated project cost of \$566,588, The Department of Public Works is seeking \$496,775 in community preservation funding and \$58,280 in capital funds for the restoration of the Marstons Mills Airfield Hangar, located at 1000 Race Lane.

Cape Cod Airfield is located on the former site of Camp Perkins, a Massachusetts National Guard camp which was active on the site in 1921 and 1922

Constructed in the early 1920s, the Marstons Mills Airfield Hangar has been an integral part of the Cape Cod community for over a century.

The airfield's history is deeply rooted in aviation, initially established as Camp Perkins, a National Guard training camp, in 1921. Shortly after, World War I pilot Zenas Crocker formalized it as an airfield. Over the decades, it has hosted numerous aviation events, a flying school, and commercial airline flights. From the Massachusetts National Guard's summer encampments to the post-WWII GI Bill flight training, the airfield has played a pivotal role in the local aviation community. In 2003, the Town of Barnstable acquired the property, ensuring its preservation as a significant historical landmark.

Hangar components have deteriorated over the years especially the metal roof and sidewall panels, which is creating damage to the structural. Columns and metal roof trusses are deteriorating.

This project seeks to restore and preserve this historic 1920s hangar, ensuring its continued functionality while safeguarding its historical significance. The restoration will focus on addressing the building's structural integrity and restoring damaged exterior components.

Thank you for your consideration of this important preservation project. We look forward to the opportunity to protect and revitalize this historic structure.

Sincerely,



Mark S. Ellis, Town Manager



December 3, 2024

Lindsey Counsell, Chairman
Community Preservation Committee
Town of Barnstable
367 Main Street
Hyannis, MA 02601

Re: **Cotuit Highground Land Protection Project**
Map Block and Lot: 020/093/001 and 020/097

Dear Lindsey:

This Community Preservation Act (CPA) full application follows the Letter of Intent reviewed at the Community Preservation Committee's November 25, 2024 meeting.

On behalf of the Barnstable Land Trust (BLT), I am submitting the enclosed application for funding of \$1,350,000 for the purchase of a conservation restriction on 8.6-acres of land at a property known as Cotuit Highground, at 30 and 31 Crocker's Neck Road, in Cotuit village, Barnstable. Cotuit Highground is a popular recreation area, and local gathering spot for the community. The property includes a 9.6-acre golf course with a clubhouse in an old 1800's farmhouse and a 1-acre parcel across the road providing parking. The property is a popular gathering space for the local community and visitors, in winter for sledding and otherwise for golf.

BLT and the Heher family have reached an agreement for the purchase of the property with a short-term lease back of the property for golf use. As required under the CPA, the Town of Barnstable will hold a conservation restriction on 8.6 acres of the property (excluding the clubhouse area). Barnstable Land Trust seeks \$1,350,000 in Community Preservation Act funds in support of the appraised fair market value acquisition of the property, with the remaining 50% of the acquisition cost, plus project costs, being raised through BLT's private fundraising.

We hope the Community Preservation Committee will want to invest in the protection of this important natural resource and recreational area by providing a CPA grant for this project. If you have any questions regarding this application, or request additional information, please contact me at 508-771-2585 x 101.

Sincerely,

Janet Milkman
Executive Director

CPC APPLICATION

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). If the restriction is prepared by the applicant, the first draft of the restriction should be provided to the CPC Coordinator. If the applicant is not preparing the restriction, a consultant will contact the applicant to assist in the drafting of the appropriate restriction after funds are appropriated. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.

Submission Date:

Project Title: **Cotuit Highground Land Protection Project**

Project Map/Parcel Number: **020/093/001 and 020/097**

Estimated Start Date: **November 2024**

Estimated Completion Date: **Closing in October 2025**

Purpose (please circle all that apply):

Open Space

Community Housing

Historic

Recreation

Public

Private

Non-Profit

Partnership (Describe below #3)

Town Affiliation**

****Please note: All Town CPC Applications must be approved by the Town Manager.**

Applicant Contact:

Name: **Janet Milkman, Executive Director**

Organization (if applicable): **Barnstable Land Trust, Inc.**

Address: **1540 Main Street, West Barnstable, MA 02668**

Mailing Address: **1540 Main Street, West Barnstable, MA 02668**

Daytime Phone #: **508-771-2585 x 101**

E-mail Address: **janet@blt.org**

Primary Contact (if different from applicant contact):

Name: **Same**

Address:

Mailing Address:

Daytime Phone #:

E-mail Address:

CPC APPLICATION (page 2)

Budget Summary:

Total budget for project: **\$2,960,150**

CPA funding request: **\$1,350,000**

Matching funds (committed/under consideration): **\$1,610,150**

Please address the following questions:

1. Project summary (description and goals):

Cotuit Highground Golf Club is a popular recreation area, and local gathering spot for the community. The property includes a 9.6-acre golf course with a clubhouse in an old 1800's farmhouse and a 1-acre parcel across the road providing parking. The property is a popular gathering space for the local community and visitors, in winter for sledding and otherwise for golf.

Barnstable Land Trust (BLT) and the Heher family have reached an agreement for the purchase of the property with a short-term lease back of the property for golf use. Proposed longer term uses of the property under consideration include golf, walking trails, park, playground, picnic area, and nature center/community gathering space. The purchase of the property by BLT will protect the property from development, and will preserve the scenic, open space, and recreation values of the property.

This is a different kind of property than many that BLT has partnered with the Town to conserve in the past, with the primary value being for community open space and recreation, in addition to the more typical wetland, wildlife habitat and groundwater quality protection values protected through other projects.

The short-term lease-back for golf use has been negotiated with the sellers and includes language drawn from best practice environmental management for golf courses, to avoid negative impacts to the property and surrounding area. The Town of Barnstable will be granted the perpetual conservation restriction on 8.6 acres of land. This includes 7.6 acres of the 9.6-acre golf course property at 31 Crocker's Neck Road (excluding the clubhouse area) and the 1 acre parking lot at 30 Crocker's Neck Road.

2. How does this project help preserve Barnstable's character?

Protecting this property will preserve the natural character of the village of Cotuit and Town of Barnstable by preserving an open and scenic landscape. The property is a popular recreation area and gathering spot for the community and provides a panoramic scenic backdrop for the general public.

3. Partnership(s) Description:

Barnstable Land Trust, Inc. will own the property, and the Town of Barnstable will hold the

conservation restriction. BLT and the Town have a long history of successfully partnering to preserve important open space and conservation land with the Town.

4. Provide a detailed project timeline:

Date	Milestone
26-Oct-24	Purchase and Sales Agreement signed
25-Nov-24	CPC reviews LOI
16-Dec-24	CPC reviews full application
16 Dec to 30 Dec, 2024	Finalize Draft Conservation Restriction (CR) for review
30-Dec-24	Draft CR to Town Attorney for review
30 Dec to Jan 21, 2025	Town Attorney CR review and TC resolve and memo
4-Feb-25	Conservation Commission review of CR and request for letter of support
10-Feb-25	Open Space Committee review of CR and request for letter of support
11-Feb-25	Packet to Town Council for vote
11-Feb-25	Submit CR to state for approval
20-Feb-25	Town Council 1st Reading on CPA funding - confirm date
6-Mar-25	Town Council Vote on CPA funding - confirm date
August-25	CR approved by state
August-25	Town CR signatures
25-Oct-25	Closing, Record CR
25-Oct-25	CPA funding

5. How does this project meet the General Criteria and Category Specific Criteria for CPC projects?

General Criteria:

- *Consistency with the Local Comprehensive Plan and other planning documents that have received wide scrutiny and input and have been adopted by the town;*
 - Consistent with Final Vision Plan of LCPC, including to “Protect, restore and enhance priority natural habitats, salt and fresh water resources, and open spaces” and “Build on our outstanding recreational opportunities and enhance access to open spaces while also ensuring no environmental harm as recommended by the open space and recreation plan.”
 - Consistent with Goal 1 of Open Space and Recreation Plan (OSRP) to protect and maintain a maximum amount of open space to enhance environmental protection, recreational opportunities, and community character.
 - Consistent with Goal 2 of OSRP: Plan, coordinate and execute open space protection measures that complement community efforts to protect water supply, protect fresh and marine surface waters, preserve historic, scenic and cultural resources, and provide opportunities for farming and agriculture.
Consistent with following sub-goals:
 - 2.2 Coordinate open space protection measures with efforts to protect wildlife habitat and augment the Town’s green corridors and spaces.
 - Consistent with Goal 3 of OSRP: Provide diverse recreational opportunities and access throughout Barnstable and ensure that the current and future needs of all user groups are met appropriately, and the following subgoals:

- 3.5 Provide adequate passive recreation facilities and programs;
- *Preservation of the essential character of the town;* Property purchase will preserve land to protect greenspace within the village of Cotuit.
- *Save resources that would otherwise be threatened and/or serve a currently under-served population;* conservation would protect land threatened by development. Without conservation, the property could be subdivided into five lots for development.
- *Demonstrate practicality and feasibility and demonstrate that they can be implemented expeditiously and within budget;* based on decades of expertise, experience, and flexibility at BLT this project can be completed within a year.
- *Produce an advantageous cost/benefit value;* CPA funding will leverage BLT private fundraising, so that CPA funds would only need to cover 46% of the total project cost or less if state grant funds are awarded.
- *Leverage additional public and/or private funds; applications that identify commitment from other funding sources will receive a higher priority;* see above, funding will leverage private fundraising from the local community. While the Town acquisition of the conservation restriction may be eligible for state grant funding (PARC) to reimburse part of the CPA funds, the lease for continued golf use adds a layer of complexity to the use of this funding source. For example, the Town would be required to bid and manage the golf lease for the property.
- *Serves more than one CPA purpose:* the project provides open space and recreation opportunities.

Open Space Criteria

- *Protecting land bordering on wetlands in order to assist in minimizing or eliminating eutrophication of habitat; protection of the property,* The parcel includes wetland and wetland buffer.
- *Contain a variety of habitats, with diversity of geologic features and types of vegetation;* the property includes both wetland and upland, with varied topography.
- *Preserve scenic, agricultural, historic, archeological or wooded character.* Protection of the property will preserve the scenic character of Cotuit and the Town of Barnstable.
- *Provide opportunities for passive recreation and environmental education;* Protection of the property will protect recreation opportunities.
- *Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats;* Protection of the property will provide important urban wildlife habitat connection.
- *Provide public access;* Protection of the property will secure public access in perpetuity.

Recreation Criteria

- *Jointly benefit Conservation Commission and Recreation Commission initiatives by promoting passive recreation such as hiking, biking and cross-country skiing on town-owned property;* Protection of the property will secure public access in perpetuity and allow for golf use. Proposed longer term uses of the property under consideration include golf, walking trails, park, playground, picnic area, and nature center/community gathering space.

6. Provide a detailed budget, including the following information, as applicable: (Fiscal Year, Total Cost, CPC Funds Requested, Other Sources of Funding sought and received, and cost estimates/quotes received):

Project Costs	
Acquisition	\$2,700,000
Appraisal	\$2,200
Attorney Closing + recording fees	\$6,000
Title Work	\$750
Title Insurance	\$1,200
BLT Land Management/Improvement Fund	\$150,000
Administrative and other costs	\$100,000
TOTAL costs	\$2,960,150
Funding Sources	
Town CPA funds	\$1,350,000
BLT fundraising	\$1,610,150
TOTAL Funding	\$2,960,150

7. Assessor's Office identification map and map and parcel number: **020/093/001 and 020/097**



12/3/2024

Signature of Applicant

Date

Signature of Applicant Partner

Date

Signature of Town Manager (Town Affiliated Projects)

Date

COTUIT HIGROUND LAND PROTECTION PROJECT



COTUIT HIGHGROUND LAND PROTECTION PROJECT



9.61 Acres of land with development potential for four house lots

0.6-acre Atlantic White Cedar swamp

Existing Clubhouse

Retaining existing parking for public access

Area excluded from CR

1 Acre lot with development potential for one house lot

Cotuit Highground Golf Course is a 10 acre property with a nine-hole golf course and associated parking and club house. The property is a popular recreation area and local "hang-out" for the community.

Barnstable Land Trust is acquiring Cotuit Highground for preservation of this important scenic open space in the Village of Cotuit. The property is a popular gathering space for the local community and visitors in winter for sledding and otherwise for golf. Protecting the property from development will preserve scenic, open space, and recreation values of the property, and preserve the wetland and upland vegetation at the property. The property will remain a golf course in the short run. Proposed longer term uses under consideration include walking trails, park, playground, picnic area, and community gathering space.

Google Earth

Image © 2024 Airbus

600 ft

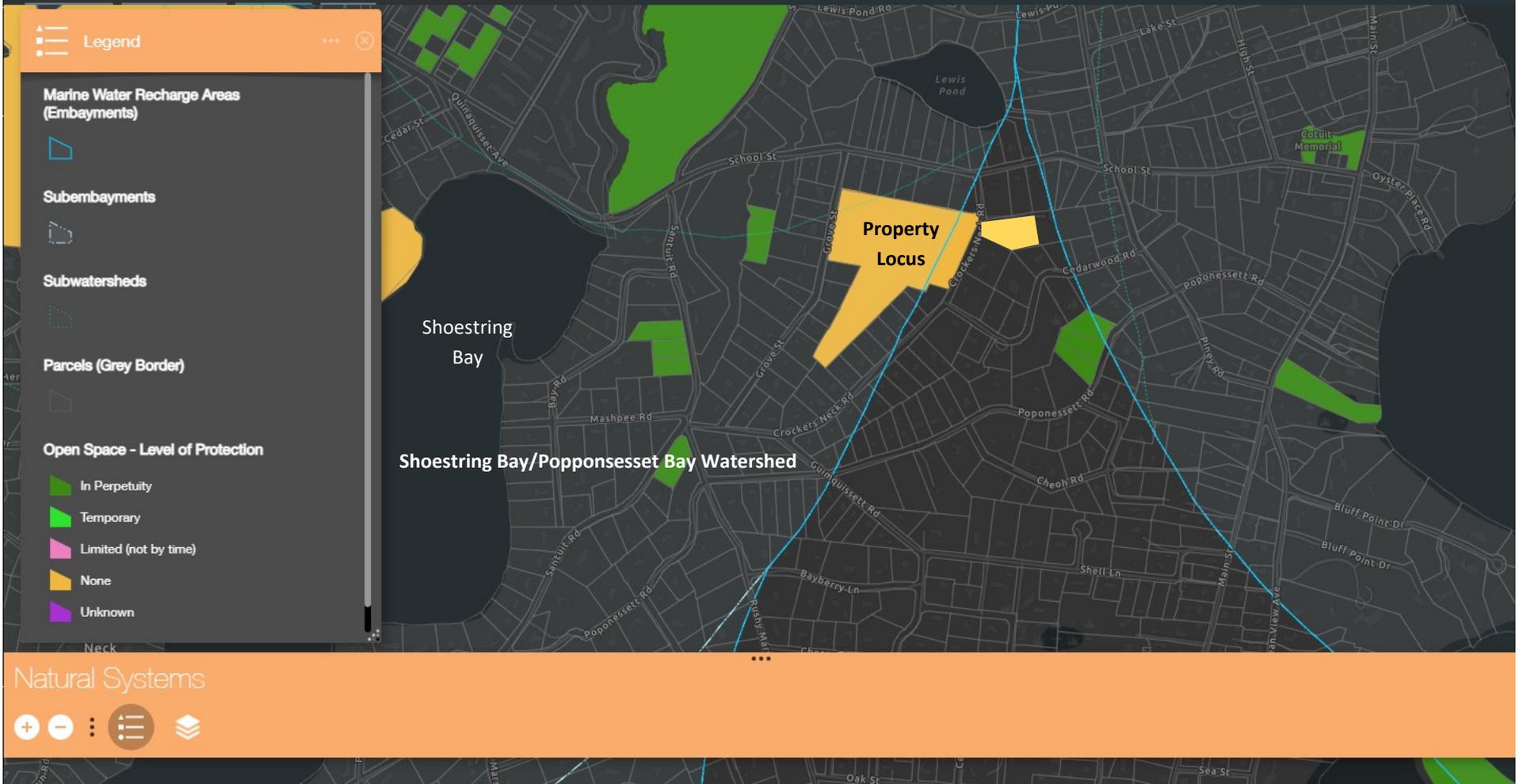


COTUIT HIGHGROUND LAND PROTECTION PROJECT



Cape Cod Commission Regional Policy Plan Data Viewer Marine Water Recharge Areas

A Cape Cod Commission story map



COTUIT HIGHGROUND LAND PROTECTION PROJECT



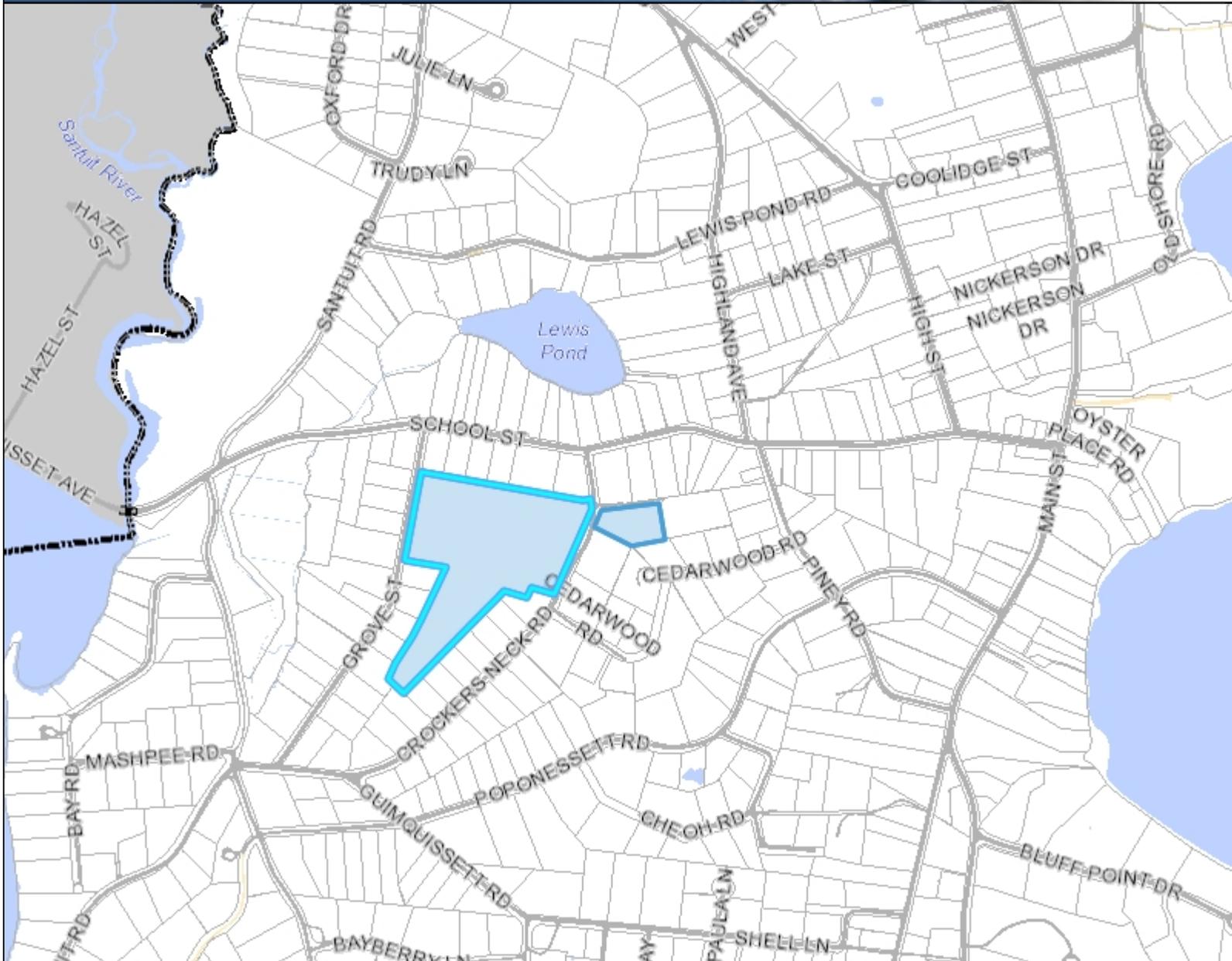
COTUIT HIGHGROUND LAND PROTECTION PROJECT





Legend

- Parcels
- Town Boundary
- Railroad Tracks
- Roads
 - Paved Road
 - Unpaved Road
 - Bridge
 - Paved Median
- Water Bodies



Map printed on: 12/2/2024



Approx. Scale: 1 inch = 667 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.

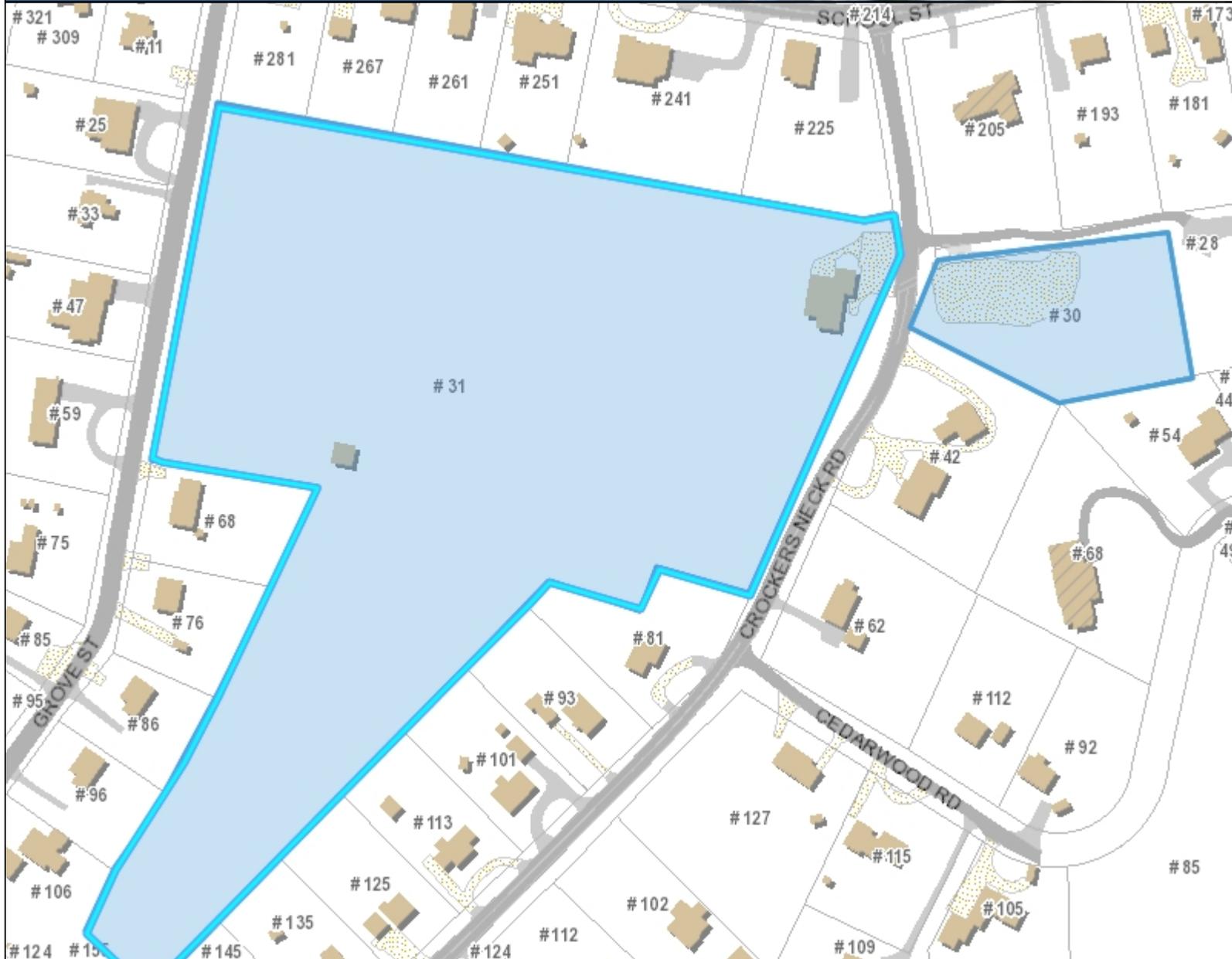


Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

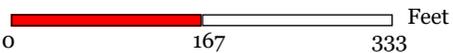
gis@town.barnstable.ma.us



Legend

- Parcels
- ▬ Town Boundary
- ⊕ Railroad Tracks
- Buildings
 - Approx. Building
 - Buildings
- Painted Lines
- Parking Lots
 - Paved
 - Unpaved
- Driveways
 - Paved
 - Unpaved
- Roads
 - Paved Road
 - Unpaved Road
- ▨ Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 12/2/2024



Approx. Scale: 1 inch = 167 feet



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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HEHER, STEPHEN J & PAUL M TRS HEHER CHILDRENS TRUST PO BOX 136 COTUIT MA 02635		4 Rolling	2 Public Water	1 Paved		Description	Code	Appraised	Assessed
			4 Gas			COMMERC.	3800	518,100	518,100
			6 Septic			COM LAND	3800	900,900	900,900
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_944753_2686930			Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total		1,419,000	1,419,000

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BOGER, PATRICIA M ET AL		36041	62	10-18-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HEHER, STEPHEN J & PAUL M TRS		7469	0176	03-15-1991	U	I	1	1A	2023	3800	518,100	2022	3800	487,800	2021	3800	300,600
HEHER, JOHN O & CATHERINE M		0864	0408	01-22-1954	U		0			3800	900,900		3800	668,200		3800	668,200
																3800	187,200
						Total		1,419,000	Total		1,156,000	Total		1,156,000	Total		1,156,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CI15				COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	330,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	187,200
Appraised Land Value (Bldg)	900,900
Special Land Value	0
Total Appraised Parcel Value	1,419,000
Valuation Method	C
Total Appraised Parcel Value	1,419,000

NOTES	
COTUIT HIGH GROUND COUNTRY CLUB	

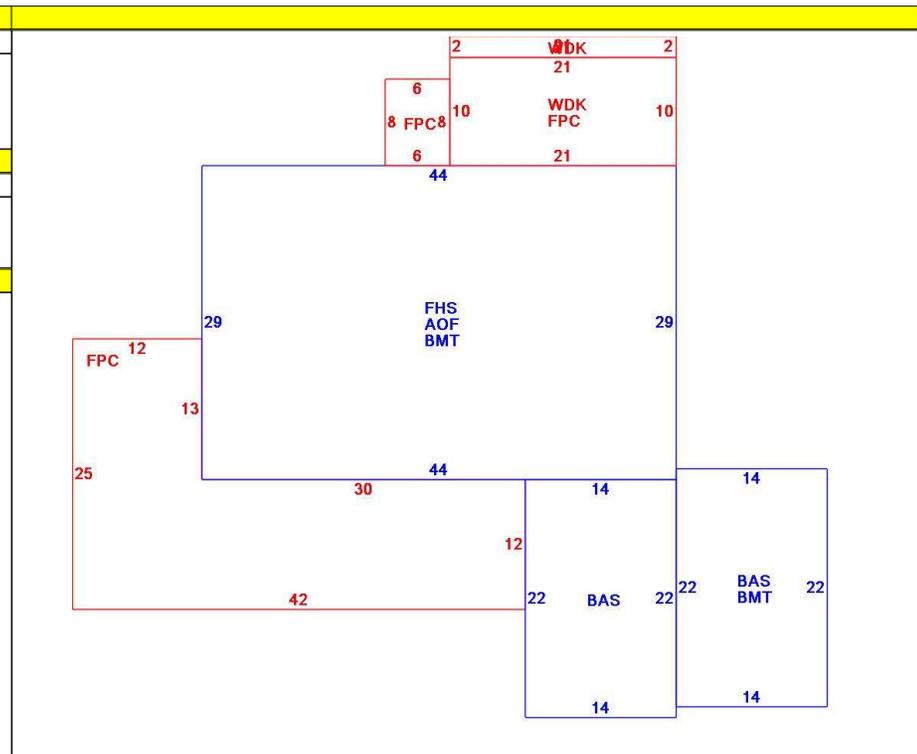
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPC-21-4	06-25-2021	835	Sid/Wind/Roof/	12,500		100		Strip and re-roof 20 square as	05-04-2020	GM	04		FR	Field Review
200807141	12-30-2008	OT	Other	0	06-30-2009	100	06-30-2009	GAS HEAT BOILER	10-18-2018	SR	01		03	Cycl Insp Comp
73657	12-17-2003	RE	Remodel	85,000	11-09-2004	100	01-01-2005	KIT WING W BTHS	01-25-2013	JR	03		14	Cyclical Inspection
B32471	11-01-1988	SH	Shed	3,000	01-15-1989	100	12-31-1988	CO SHED	10-16-2008	NF	03		16	In Office Review
B32038	07-01-1988	WD	Wood Deck	1,000	01-15-1989	100	12-31-1989	CO DECK	02-17-2005	PT	02		01	Meas/Est
									11-09-2004	MF	02		02	Bldg Permit Completed
									04-02-2004	MF	02		13	CALL BACK

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	3801	CLUB HSE M94	RF	2		1.000	AC 330,000.00	1.00000	C	1.00	CI15	1.800		0	594,000	594,000
1	3801	CLUB HSE M94	RF	2		8.610	AC 39,600.00	1.00000	R	1.00		1.000	COURSE	0	35,640	306,900
Total Card Land Units						9.61	AC	Parcel Total Land Area: 9.61						Total Land Value		900,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	77	Clubs/Lodges			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	09	Barn Board			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Size Adj Tbl	3801	CLUB HSE M94			
Total Rooms					
Bedrooms					
Full Bathrooms					
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3801	CLUB HSE M94	100
		0
		0

COST / MARKET VALUATION		
RCN		509,094
Year Built		1900
Effective Year Built		1974
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		35
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		65
RCNLD		330,900
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SHED	Shed	L	576	18.00	1989		40		0.00	4,100
GLF1	Par 3 Minimum	L	9	38300.00	1995		52		0.00	179,200
WDC	Wood Decking	L	252	20.00	1981		24		0.00	1,300
PKKG	Gravel Pkg Lot	L	2,600	1.06	2017		96		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	1,276	1,276	1,404	162.60	207,480	
BAS	First Floor	616	616	616	147.78	91,031	
BMT	Basement Area	0	1,584	317	29.57	46,845	
FHS	Half Story	1,021	1,276	957	110.83	141,423	
FPC	Open Porch Conc. Floor	0	918	138	22.21	20,393	
WDK	Wood Deck	0	252	13	7.62	1,921	
Ttl Gross Liv / Lease Area		2,913	5,922	3,445		509,093	



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	94	Outbuildings			
Model	00	Vacant or OBY			
Grade:					
Stories					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Floor 1					
Interior Floor 2					
Heat Fuel					
Heat Type					
AC Type					
Bedrooms					
Full Baths					
Half Baths					
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt					
Rms Prts					
Bath Split					
CONDO DATA					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			0		
Year Built			0		
Effective Year Built			0		
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %			0		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			100		
Percent Good			30		
RCNLD			0		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PKKG	Gravel Pkg Lot	L	10,00	1.06			100		0.00	10,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



QUITCLAIM DEED

11313

WE, JOHN O. HEHER and CATHERINE M. HEHER, husband and wife, as tenants by the entirety, both of Barnstable (Osterville), Barnstable County, Massachusetts,

for consideration of less than ONE HUNDRED AND 00/100 (\$100.00) DOLLARS, PAID,

grant to STEPHEN J. HEHER and PAUL M. HEHER, TRUSTEES of the HEHER CHILDREN'S TRUST, dated March 13 1951, of 159 Crocker Neck Road, Barnstable (Cotuit), Barnstable County, Massachusetts, to be recorded herewith,

with QUITCLAIM COVENANTS,

The land, together with the buildings thereon, situate in Barnstable (Cotuit), Barnstable County, Massachusetts, bounded and described as follows:

PARCEL ONE:

31 Crockers
Neck Rd -
Golf Course

Two certain parcels of land with the buildings thereon situated in the Village of Cotuit, being a portion of the land shown on a plan entitled "Cotuit Highground" made by Bates and Chellman, Engineers, dated July 1, 1926, recorded in the Barnstable County Registry of Deeds in Plan Book 19, Page 143, being bounded and described as follows:

EASTERLY	by Crocker Neck Road by two dimensions, forty-seven and 70/100 (47.70) feet and four hundred six and 41/100 (406.41) feet, respectively;
SOUTHERLY	by other land of Arnold W. Mycock, one hundred (100) feet;
EASTERLY again	by other land of Arnold W. Mycock, fifty (50) feet;
SOUTHERLY again	by Lot 149, on said plan, one hundred four and 11/100 (104.11) feet;
EASTERLY again	by lots numbered 147, 148 and 149 on said plan, five hundred sixty (560) feet;
SOUTHERLY again	by Lot No. 146 on said plan, approximately seventy (70) feet;
WESTERLY	by Lots 140 and 141 on said plan, four hundred seventy-three and 99/100 (473.99) feet; and by owners unknown, one hundred (100) feet;
SOUTHERLY again	by owners unknown, two hundred (200) feet;

BARN

WESTERLY again by Grove Street, three hundred (300) feet;
 NORTHERLY by various owners unknown by two dimensions,
 seven hundred forty-five and 03/100 (745.03)
 feet and forty-one and 50/100 (41.50) feet,
 respectively to the point of beginning at
 Crocker Neck road, being 200.55 feet southerly
 from the southerly line of School Street.

Said other parcel being bounded and described:

WESTERLY by Crocker Neck Road by two dimensions,
 seventy-two and 17/100 (72.17) feet and
 twenty-five and 70/100 (25.70) feet,
 respectively, which point is at a distance of
 two hundred thirty-six and 21/100 (236.21)
 feet from the southerly line of School Street;
 NORTHERLY by Lot No. 236 on said plan, one hundred
 forty-eight and 66/100 (148.66) feet and by
 owners unknown, four hundred three and 98/100
 (403.98) feet;
 EASTERLY by owners unknown, one hundred sixty-three and
 41/100 (163.41) feet;
 SOUTHERLY by Lots numbered 202 and 203 on said plan,
 four hundred fifty-eight and 45/100 (458.45)
 feet;
 SOUTHWESTERLY by Lot No. 237 on said plan, one hundred
 ninety-eight and 33/100 (198.33) feet to a
 point of beginning.

There is excepted from this parcel the land described in a
 deed from the within grantors to Dean M. Boger et ux dated
 February 2, 1984 and recorded with the Barnstable County
 Registry of Deeds in Book 2421 Page 163, as amended by a
 conforming deed from Dean M. Boger et ux to grantors dated
 February 2, 1991 and recorded with said Registry of Deeds in
 Book 7431, Page 134.

There is excepted from both the preceding parcels so much
 of the land taken by the Town of Barnstable pursuant to an
 instrument recorded with the Barnstable County Registry of
 Deeds in Book 1631 Page 029 and shown in Plan Book 257 Page 026.

PARCEL TWO:

The land in that part of the Town and County of Barnstable
 in the Village of Cotuit being Parcel marked A on a plan of
 land belonging to Robert T. Fowler, showing revision of lot
 lines, Cotuit Highground, Cotuit, Barnstable, Mass., dated
 January 1951, Charles N. Savery, C.E., Cotuit, Mass. duly
 recorded with Barnstable Deeds in Plan Book 98, Page 23. Said
 parcel A is the rear portion of Lot #141 and a part of the rear

30
 Crockers
 Neck Rd -
 Parking lot

South west
 portion of
 highground

portion of Lot 142 as shown on a plan of land of Robert T. Fowler showing Cotuit Highground dated July 1, 1926, made by Bates and Chellman, Engineer, Jamaica Plain, Mass. and recorded with Barnstable Registry of Deeds. Said lots 141 and 142 front on Grove Street, Cotuit. Parcel A is bounded and described as follows:

EASTERLY by other land of or formerly of Richard F. Vaughan, two hundred twenty and 57/100 (220.57) feet; and by Parcel B on said Savery plan, one hundred one and 62/100 (101.62) feet;
 SOUTHERLY by Lot #142, forty-two and 19/100 (42.19) feet; and
 WESTERLY by Lot 142, seventy-seven and 74/100 (77.74) feet and by Lot 141, two hundred thirty-two and 55/100 (232.55) feet; containing 9900 square feet, according to said plan.

PARCEL THREE:

South west
 portion of
 highground

The land situated in the Village of Cotuit being Parcel B on a plan of land belonging to Robert T. Fowler, showing revision of lot lines, Cotuit Highground, Cotuit, Barnstable, Mass., dated January 1951, made by Charles N. Savery, C.E., Cotuit, Mass., duly recorded in Plan Book 98, Page 23, and being the rear portion of Lot 146A on a plan on recorded at the Barnstable Registry of Deeds, of a subdivision of a portion of Cotuit Highground. Said parcel B is bounded and described as follows:

EASTERLY by said Lot 146A, one hundred (100) feet;
 SOUTHERLY by Lot 146B on aforesaid plan, fifty-one and 74/100 (51.74) feet;
 WESTERLY by Parcel marked A on said Savery plan, one hundred one and 62/100 (101.62) feet; and
 NORTHERLY by land now or formerly of Richard F. Vaughan, sixty-eight and 18/100 (68.18) feet; and containing 6000 square feet.

PARCEL FOUR:

Unmarked
 parcel north of
 Lot 140

A certain parcel of land in that part of the Village of Cotuit formerly called Guimaquissett, Town and County of Barnstable, and being Lot #47 on a "Plan of Building Lots at Cotuit, for Sale by Charles L. Gifford" made by E. C. Bourne, C.E., in 1902, and on file in Plan Book Assessors' Office, Town of Barnstable, Vol. 4, Page 87, and also being shown as an unnumbered lot on a "Plan of Land Belonging to Robert T. Fowler, Showing Cotuit Highground, July 1, 1926, Bates & Chellman, Engineers, Jamaica Plain, Mass." duly recorded with

Barnstable County Registry of Deeds; said lot being shown on said Fowler plan as on the southeasterly side of Grove Street, so-called, and on the Northeasterly side of Lot #140 on said plan.

PARCEL FIVE:

Book
portion of
parcel 140 A
and B

A certain parcel of land situated in Barnstable (Cotuit), Barnstable County, Massachusetts, and being shown as **PARCEL A** on plan of land entitled, "Resubdivision Plan of Land in Cotuit - Barnstable - Mass. For Charles N. Savery et ux Scale: 1 in. - 60 ft 10 October 1955 Charles N. Savery Co. Engineers & Surveyors Cotuit", which said plan is duly filed in Barnstable County Registry of Deeds in Plan Book 124, Page 95.

Said premises contain 6400 square feet of land, more or less.

Subject to restrictions of record.

For title, see deed from Charles N. Savery and Marian F. Savery duly recorded with the Barnstable County Registry of Deeds in Book 1186, Page 347.

PORTIONS OF THIS CONVEYANCE ARE SUBJECT TO A MORTGAGE TO CAPE COD BANK AND TRUST COMPANY IN THE ORIGINAL PRINCIPAL AMOUNT OF \$15,000.00 DATED APRIL 13, 1972, AND RECORDED WITH THE BARNSTABLE COUNTY REGISTRY OF DEEDS IN BOOK 1631 PAGE 029.

WITNESS our hands and seals this 13th day of March, 1991.

John O. Heher
John O. Heher

Catherine M. Heher
Catherine M. Heher

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss:

March 13, 1991

Then personally appeared the above-named John O. Heher and Catherine M. Heher and acknowledged the foregoing instrument to be their free act and deed, before me,

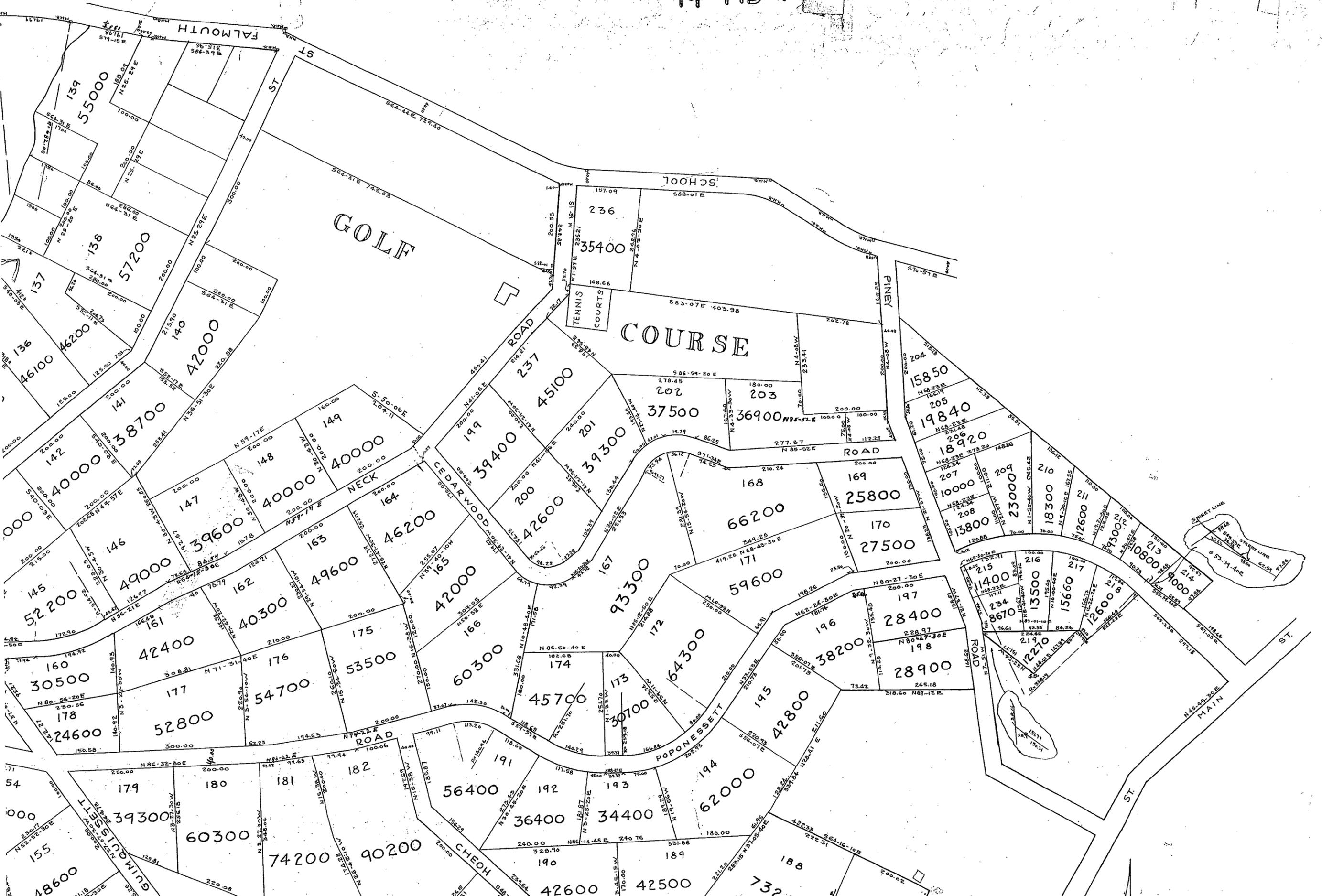
Ronald J. Leidel
Notary Public

My Commission Exp.

July 18, 1997

7765s

RECORDED MAR 19 91



19-143 Fl

Swiniarski, Ellen

From: Tom Burgess <tburgess@brooksschool.org>
Sent: Monday, December 9, 2024 11:35 AM
To: Swiniarski, Ellen

Dear Ms. Swiniarski,

My wife and I have just returned from the "Friends Forever" Christmas Sing-Along at the Irish Village Conference Center celebrating Riverview School's purchase of the Twin Brooks Golf Course and the Conference Center. What a wonderful group of kids and alumni sang and celebrated the plans for an ongoing community on that site while giving Hyannis a much needed green lung from which to breathe the fresh air of nature! I'm so proud of Riverview, the BLT, and the Town of Barnstable, and the abutters and the generous donors for making this impossible dream come true:

As an 80 year old resident of Cotuit, first as a child in summers and then as a resident home owner, I along with my wife can recall many happy winter days with our two kids, sledding on the slope of the first hole at the Cotuit Highground Golf course. More recently we have attended events there celebrating the Cotuit Bass and Blues Fishing Tourney which was a very generous supporter to the Cotuit Santuit Civic Association's events for the village, Christmas in Cotuit and the 4th of July Parade. We are delighted with the news that the Barnstable Land Trust has reached an agreement with the owners to purchase the property while allowing the continued operation of this jewel in the midst of our village, another green lung surrounded by housing that barely existed when I was a child.

Rest assured that we are but a tiny fraction of the residents of Cotuit and the Town of Barnstable that wholeheartedly support the Land Trust's efforts to secure financial support from the Community Preservation Committee.

Please support the Barnstable Land Trust's request for funding so that we and future generations can count on Highground staying green forever.

With thanks,

Tommy and Pieter Burgess
658 Main Street
PO Box 103
Cotuit, MA 02635

Swiniarski, Ellen

From: Jean McCutcheon <j.mccutcheon94@gmail.com>
Sent: Sunday, December 8, 2024 6:12 PM
To: lindsey.counsell@gmail.com; Swiniarski, Ellen
Subject: Support for BLT purchase of Cotuit Highground

December 8, 2024

Dear Members of the Town of Barnstable Community Preservation Committee,

We are writing to support the request for funding for the open space and recreation purchase of Cotuit Highground Golf Course by the Barnstable Land Trust.

We live at 271 Waquoit Road in Cotuit and have enjoyed having the Highgrounds as an active part of our village and our neighborhood. The Highgrounds is a very welcoming golf course that encourages all levels of golf players to participate. It's not an exclusive club that makes golf feel out of reach for folks who want to learn. And as you become an accomplished golfer, the unusual course layout continues to offer challenging holes. Our two sons learned to golf there as young boys and always felt welcome no matter their level of play. When they come home for holidays, they look forward to playing at the Highgrounds with our family. The Highgrounds is also very active in wintertime. It has the most popular sledding hill around and brings children (and adults) from the Barnstable villages who enjoy getting together for great sledding – even on just a dusting of snow. And you should see the hill when schools close due to snow!

Preserving this open space in Cotuit is important to our family and our community and provides year-round access to the outdoors. We hope you will support the Barnstable Land Trust's request for funding so that our family, our neighbors and future generations can count on the Highgrounds staying green forever.

Sincerely,

Jean and Larry McCutcheon

Swiniarski, Ellen

From: Pedicini, Kyle
Sent: Friday, December 6, 2024 1:48 PM
To: Swiniarski, Ellen
Cc: steveyannispb@gmail.com; Kupfer, James
Subject: Correspondence for CPC
Attachments: PB HPP Letter.pdf; HPP Snapshot.pdf

Hi Ellen,

The Planning Board Chairman asked that the attached documents be forwarded to CPC members to inform future discussions on housing.

Please also share the following links to the Town's recent multi-family housing report:

- [Report](#)
- [PowerPoint](#)
- [Video](#)

Thanks and have a great weekend,
Kyle



Kyle Pedicini
Assistant Director | Planning & Development
Town of Barnstable | 367 Main Street | Hyannis, MA 02601
Kyle.Pedicini@town.barnstable.ma.us
C 774-487-1246



Town of Barnstable Planning Board

www.townofbarnstable.us/planningboard

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Director
Jim Kupfer

Assistant Director
Kyle Pedicini

Principal Assistant
Karen Pina

December 6, 2024

Felicia Penn, President
Barnstable Town Council
367 Main Street
Hyannis, MA 02601

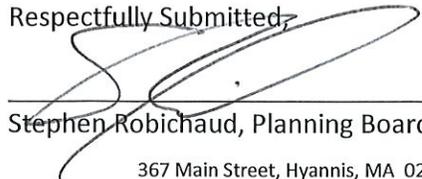
RE: **Town of Barnstable Draft Housing Production Plan**

Dear President Penn,

The Planning Board held a public hearing on October 28, 2024 and continued the matter to November 25, 2024 when the Board voted unanimously to recommend approval of the Town's [draft Housing Production Plan](#) to the Barnstable Town Council. The Planning Board further recommended that the Town prioritize the six following strategies outlined in the plan for the Council's consideration:

1. Pursue the extension of Barnstable's residential property tax exemption to Barnstable property owners that provide year-round rentals to income-eligible tenants. Consider opportunities to use this incentive to strengthen the Accessory Affordable Apartment Program.
2. Support village-scaled mixed-use and multi-unit development and redevelopment consistent with the local comprehensive plan by implementing community supported planning initiatives and zoning amendments, and studying what design, scale, and type of housing may be appropriate in other commercial corridors and pedestrian-oriented village centers.
3. Identify zoning amendments and other strategies to support missing middle and "living little" forms of housing: such as allowing single family home conversions, duplexes, cottage clusters, townhouses, tiny homes, and infill design consistent with locations identified as suitable in the Local Comprehensive Plan.
4. Consider regulations and other policies focused on short-term rentals to the extent they impact year-round affordable housing, such as Nantucket's initiative to ban corporate ownership of short-term rentals.
5. Closely coordinate implementation of the Town's Comprehensive Wastewater Management Plan and housing planning to address both natural resource protection and housing needs and continue to support upgrades to wastewater infrastructure in the Downtown Hyannis Growth Incentive Zone.
6. Explore public-private partnerships with the Town's largest employers, and opportunities internally with the Barnstable Public Schools, to create workforce and seasonal housing for employees and students.

Respectfully Submitted,


Stephen Robichaud, Planning Board Chair

367 Main Street, Hyannis, MA 02601

12-6-2024



2024 Housing Production Plan

A proactive plan that identifies our housing needs and outlines goals and strategies to increase the number of affordable housing units and increase housing attainability

What progress has been made since the last plan was adopted?



What do the people and places in Barnstable look like today?

PEOPLE

- Year-round population increased 8% over the last 10 years
- 30% of residents are over 60 years old
- 1 in 5 are Black, Indigenous & People of Color
- 69% of people live in 1 or 2 person households
- 60% of residents over 25 have no bachelor's degree

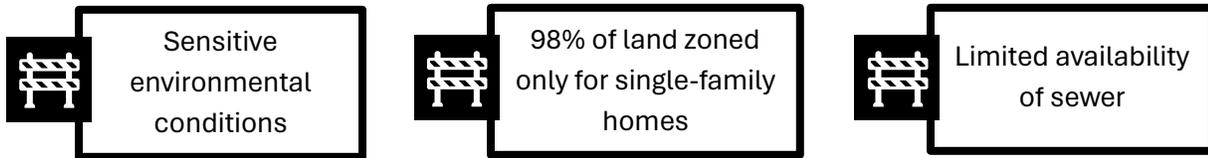
HOUSING

- 84.8% of Barnstable's housing stock is detached single-family homes
- There were 52 single-family home sales in Barnstable in 2023
- At least 1/4 of Barnstable's housing units are second homes and the percentage of units registered for short-term rental at any one time varies between 2.3% - 3.4%
- Nearly 70% of households are one or two people; however, most Barnstable homes have three bedrooms

AFFORDABILITY

- The median sales price for a single-family home in 2023 was \$799,000
- In 2023, rental units averaged \$1,924 and the vacancy rate remained very low at around 1.7%
- 6.2% of Barnstable's year-round housing stock is designated Affordable
- 37% of all households are spending more than 30% of their monthly income on housing costs
- 72% of low-and-moderate income households are spending more than 30% or more of their monthly income on housing costs
- 58% of renter households are spending more than 30% or more of their monthly income on housing costs

What factors get in the way of housing production?



What do we want to work towards over the next five years?

HOUSING GOALS

Achieve the state's goal under Chapter 40B that **10 percent of Barnstable's year-round housing units are affordable**. Also address local needs like affordable year-round senior and intergenerational housing opportunities, affordable year-round rental and ownership housing, and housing for residents with special needs.

Support the growing need for **seasonal and year-round housing options** for employees, and for more diverse housing options accessible to moderate-income individuals and families.

Ensure new development promotes a high quality of life for its residents and is consistent with Town-wide **smart growth** policies and **protects natural resources** by **reusing vacant or underutilized properties**, and by **locating near public transportation, infrastructure**, and in locations consistent with the Local Comprehensive Plan.

Assist in stabilizing housing and provide housing assistance programs and services for Barnstable's **most vulnerable residents** – especially those living in inadequate housing conditions, homeless, or at risk of homelessness.

Enhance local capacity to implement housing initiatives and strengthen working partnerships with local and regional organizations focused on addressing housing needs in Barnstable and the region.

Partner to promote greater public awareness and understanding of Barnstable's housing crisis through continued **research, outreach, and public education** of our housing needs.

What can the Town of Barnstable do to make housing more affordable and attainable?

HOUSING STRATEGIES

Planning, Policy, and Zoning Strategies

- Pursue the extension of Barnstable’s **residential property tax exemption** to Barnstable property owners that provide **year-round rentals to income-eligible tenants**. *Consider opportunities to use this incentive to strengthen the Accessory Affordable Apartment Program.*
- Develop strategies that will **address the seasonal housing challenges** unique to the region, including pursuing the ability to place **year-round deed-restrictions** on residential units.
- Support **village-scaled mixed-use and multi-unit development and redevelopment** consistent with the Local Comprehensive Plan by implementing community-supported planning initiatives and **zoning amendments**, and studying what **design, scale, and type of housing** may be appropriate in other commercial corridors and pedestrian-oriented village centers.
- Identify zoning amendments and other strategies to **support missing middle and "living little" forms of housing**: such as allowing single family home conversions, duplexes, cottage clusters, townhouses, tiny homes, and infill design consistent with locations identified as suitable in the Local Comprehensive Plan. *Explore options to implement M.G.L Chapter 40Y, “Starter Home Zoning Districts” to promote attainable homeownership opportunities.*
- Amend zoning to incentivize development and redevelopment of **affordable assisted or independent living units for low-income seniors**, such as expedited permitting, zoning relief, and density bonuses.
- **Strengthen the inclusionary affordable housing ordinance** by requiring a higher percentage of affordable units at a variety of income levels, and making the required percentage proportionate to the size of the development. *Look for opportunities to provide expedited permitting, zoning relief, density bonuses, and financial subsidy for developments that provide affordable housing beyond what is required. Establish an in-lieu of fee that is comparable to the housing market and can be utilized to support local housing initiatives.*
- Consider regulations and other **policies focused on short-term rentals** to the extent they impact year-round affordable housing.
- Pursue the creation of **affordable year-round housing on vacant and/or underutilized land** or properties as consistent with the Local Comprehensive Plan. *Consider a zoning amendment to define "underutilized properties" in locations consistent with the Local Comprehensive Plan to allow redevelopment and re-use for multi-unit housing through expedited permitting, zoning relief, and density bonuses.*
- Plan and partner with entities to produce **permanent supportive housing for unhoused people**.

Local Initiative & Programmatic Strategies

- Seek opportunities to **increase the number of affordable units** in future privately developed projects or create more deeply affordable units in existing moderate-income deed restricted units by **coordinating permit processes with incentive programs**.
- Explore community-supported opportunities to **add housing on Town properties**, especially the former Marstons Mills School, land around the Barnstable Adult Community Center, and others.
- Strengthen the coordination, funding, and integration of available **rent assistance, foreclosure prevention and housing stabilization programs** for income-qualified residents, especially those who are in danger of foreclosure or homelessness.
- Seek to establish a **housing rehabilitation program to help low-income homeowners preserve their existing housing** to live independently and fund repairs to homes for health and safety.
- Continue to seek ways to **defray costs related to predevelopment**, either through utilizing Affordable Housing Growth & Development Trust funds or examining water and sewer connection costs to foster creation of affordable units.
- Closely **coordinate implementation of the Town's Comprehensive Wastewater Management Plan and housing planning** to address both natural resource protection and housing needs and continue to support upgrades to wastewater infrastructure in the Downtown Hyannis Growth Incentive Zone.

Capacity, Coordination, Research, and Education Strategies

- Explore public-**private partnerships with the Town's largest employers, and opportunities internally with the Barnstable Public Schools**, to create workforce and seasonal housing for employees and students.
- Continue to promote and **educate the public on housing initiatives**, such as the Town's Local Initiative Program guidelines for 40B Comprehensive Permits, Accessory Dwelling Unit guidance, and Affordable Housing Growth and Development Trust Fund ("Trust") Notice of Funding Availability.
- Partner with neighboring communities to **create a regional housing services office** to expand resource capacity and support monitoring compliance of existing affordable units.
- Clarify roles and responsibilities of the Trust, other boards/committees, and Town staff; engage the Trust on housing developments early in the permitting stage for potential funding support; consider creating a **Barnstable Housing Roundtable**.
- **Build partnerships with local organizations** and continue affirmative outreach to target populations, such as low-income residents, seniors, and BIPOC (black, indigenous, people of color) communities.
- Recruit, develop, and **sustain dedicated and experienced Town staff** to continue coordination of the Town's housing efforts and entities.
- Support the **Barnstable Affordable Housing Growth and Development Trust by continuing to provide funding** through the Community Preservation Act (CPA), HOME/CDBG, and by seeking state authorization for a **real estate transfer fee and building permit surcharge** to create additional funding programs administered by the Trust. *Consider increasing the allocation of CPA funds towards housing or exercising borrowing and lending powers to support local housing initiatives.*