

TOWN OF BARNSTABLE

NOTICE OF MEETINGS OF TOWN DEPARTMENT 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:

COMMUNITY PRESERVATION COMMITTEE
MEETING AGENDA

15 AUG '24 AM 9:21
BARNSTABLE TOWN CLERK

DATE OF MEETING: August 19, 2024

TIME: 5:30 p.m.

PLACE: James H. Crocker Jr. Hearing Room, 2nd Floor
367 Main Street, Hyannis

Call to Order: Introduction of Community Preservation Committee Members

Notice of Recording: 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

Moment of Silence in Memory of Marilyn Fifield, Community Preservation Committee Clerk

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from July 15, 2024.
- Approval of the Draft Community Preservation Committee Annual Public Hearing Minutes from July 15, 2024.

Discussion – Cotuit Federated Church

Letters of Intent:

A Letter of Intent has been received from Orenda Wildlife Land Trust Inc. seeking \$100,000 in Community Preservation Open Space Funds for the acquisition and preservation of a 5.5-acre property on Smith's Creek, a major tributary of the Barnstable Great Marsh in West Barnstable. The total purchase price is \$400,000 with matching funds to be provided through a State Conservation Grant and private fundraising. Acquisition of this property would continue the decades-long effort by the Town of Barnstable, State Fish and Game, Barnstable Land Trust and Orenda to preserve this major Cape Cod Bay embayment. The property is a priority habitat for rare species and its preservation would protect the freshwater and tidal wetlands lying within 300 feet. The Town of Barnstable will co-hold the conservation restriction with Compact of Cape Cod Conservation Trust.

Application

An Application has been received from the Historical Society of Santuit and Cotuit of 1148 Main Street, Cotuit, seeking \$33,000 in Community Preservation Historic Preservation Funds for Phase II work for their project: Grand Plan to Expand – Building a Future for Cotuit's Past. This funding request for Phase II work had been previously approved in their 2021 grant, but due to overages in other awarded project areas, did not commence. Phase II work includes the installation of an HVAC system in an attic storage space for archives and restoration of an area to the original buttry. The total cost of Phase II work is \$500,000 with matching funds to be provided privately. A preservation restriction has previously been recorded for the Dottridge Homestead property.

Correspondence Received:

- Letter from the Open Space Committee regarding Barnstable Main Trail in Cummaquid
- 2 emails received in support of the acquisition of 153 Oakmont Road, Cummaquid.
- Letter from Attorney Gerald Garnick, counsel for Cotuit Federated Church.
- Letter from Assistant Town Attorney Kathleen Connolly, RE: Cotuit Federated Church
- Invoice from Community Preservation Coalition - FY 2025 Dues

Member Discussion:

- Format for the September 16, 2024, CPC meeting.
- Election of Officers
- Continued membership in the Community Preservation Coalition and payment of dues in the amount of \$7,900 vote.
- Draft FY 2025 CPC Plan – proposed revisions/vote to accept.

Project Updates:

- The Santuit Woodlands Conservation Restriction was approved by the Town Council on July 18, 2024.
- The Marina Enterprise Fund acquisition of 211 Cedar Tree Neck Rd was approved by the Town Council on July 18, 2024.
- The Federated Church of Hyannis is gathering the required 3 bids for their application for restoration of the Universalist Cemetery.
- Additional information will be obtained and provided with the Barnstable Water District's Application for 153 Oakmont Road, Cummaquid open space acquisition.
- The Wheeler Holly Preserve trail easement approval was postponed to the August 15, 2024 Town Council meeting.
- The Olde Colonial Court House building project has been completed. A final funding request for reimbursement has been submitted. Progress is being made on the Centerville and Osterville Playground projects.
- CC Rail Trail Phase 3 CR's review has begun. The CR's are for mitigation of the land used for the easement for the pathway. Bidding for the project is scheduled for August 2024.
- The Affordable Housing Growth & Development Trust Fund Board's Semi-Annual Report to CPC is anticipated to be received for the September 16, 2024 CPC meeting.

Public Comment:

General Discussion:

Adjournment:

Next Regularly Scheduled CPC Meeting September 16, 2024, 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 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.



August 2, 2024

Community Preservation Committee
Town of Barnstable
367 Main Street
Hyannis MA 02601

To the Members of the Town of Barnstable Community Preservation Committee:

Orenda Wildlife Land Trust, Inc. (Orenda) respectfully submits this Letter of Interest for CPA funding to help preserve an important 5.5-acre property on Smiths Creek, a major tributary to the Barnstable Great Marsh in West Barnstable. This acquisition will continue the decades-long effort by the Town of Barnstable, State Fish and Game, the Barnstable Land Trust and Orenda to preserve this major Cape Cod Bay embayment.

Project Name:	Smiths Creek Land Protection Project
Location:	564 and 0 Main Street, West Barnstable
Acres:	5.5 acres
Map & Parcel:	133/011 and 157/004/002
Appraised Value:	\$410,000 (July 2024)
Purchase Price:	\$400,000
CPA Request:	\$100,000
Timeline:	Closing in June, 2025

The Rice/Hinckley family approached Orenda in the winter of 2024, interested in a conservation bargain sale for this undeveloped land. In June 2024, a purchase agreement was signed for \$400,000 for the two parcels. Orenda plans to raise the purchase price from a combination of privately raised funds, a state Conservation Partnership Grant and a grant from the Barnstable Community Preservation Fund. Our partner The Compact of Cape Cod Conservation Trusts, Inc. is prepared to co-hold the required conservation restriction (CR) with the Town of Barnstable and conduct the annual monitoring required under the CR.

After the parcel is purchased, Orenda will allow public access, but not develop a formal trail system, owing to the wetland and fragile nature of the parcel. Parking on the parcel is not feasible, owing to the busy traffic on Route 6A and lack of road shoulder. Orenda provides limited parking and trail access at its Wyman Sanctuary at the end of nearby Meadow Lane.

The property is a significant parcel for both wildlife habitat and water protection. The property lies within 300 feet of freshwater and tidal wetlands, including 900 feet of streambank on Smiths Creek. All of the property is designated BioMap Core Habitat or Critical Natural Landscape and

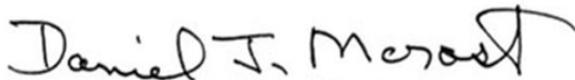
Priority Habitat for Rare Species. Smiths Creek (also called Boat Cove Creek on some maps) is a major freshwater tributary to Scorton Creek, the main tidal waterway draining Barnstable Harbor. Orenda supports a major nesting habitat for the Threatened Diamondback Terrapin at the mouth of Smiths Creek at the end of Meadow Lane off Route 6A.

The attached maps show the location of the property in relation to existing protected open space and mapped BioMap areas. The Primary Contact for the CPA application will be Mark Robinson of The Compact of Cape Cod Conservation Trusts, Inc.

Mark H. Robinson, Executive Director,
The Compact of Cape Cod Conservation Trusts, Inc.
P.O. Box 443, Barnstable, MA 02630
508 694 7415
mark@thecompact.net

Thank you for your consideration of this request. We look forward to discussing this important project with you further.

Sincerely,



Daniel J. Morast, President
Orenda Wildlife Land Trust, Inc
P.O. Box 669, West Barnstable, MA 02668
508 362 4798
danielmorast@comcast.net

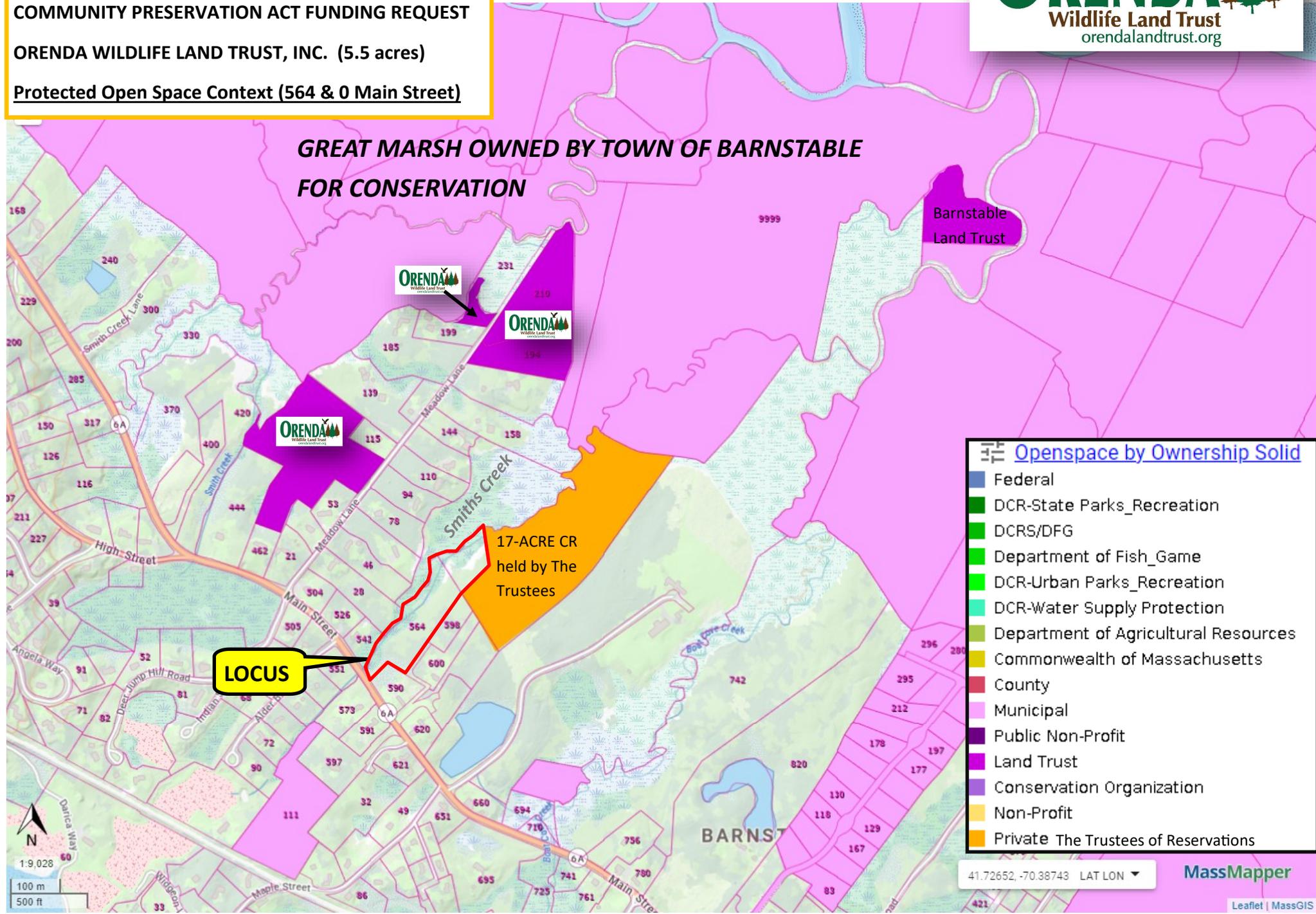
Encl.

Cc: Mark H. Robinson, The Compact of Cape Cod Conservation Trusts, Inc.

SMITHS CREEK PROPERTY, WEST BARNSTABLE MA
 COMMUNITY PRESERVATION ACT FUNDING REQUEST
 ORENDA WILDLIFE LAND TRUST, INC. (5.5 acres)
 Protected Open Space Context (564 & 0 Main Street)



**GREAT MARSH OWNED BY TOWN OF BARNSTABLE
 FOR CONSERVATION**



Openspace by Ownership Solid

Blue	Federal
Dark Green	DCR-State Parks_Recreation
Light Green	DCRS/DFG
Bright Green	Department of Fish_Game
Light Blue	DCR-Urban Parks_Recreation
Light Cyan	DCR-Water Supply Protection
Light Yellow	Department of Agricultural Resources
Yellow	Commonwealth of Massachusetts
Red	County
Pink	Municipal
Dark Purple	Public Non-Profit
Purple	Land Trust
Light Purple	Conservation Organization
Orange	Non-Profit
Light Orange	Private The Trustees of Reservations

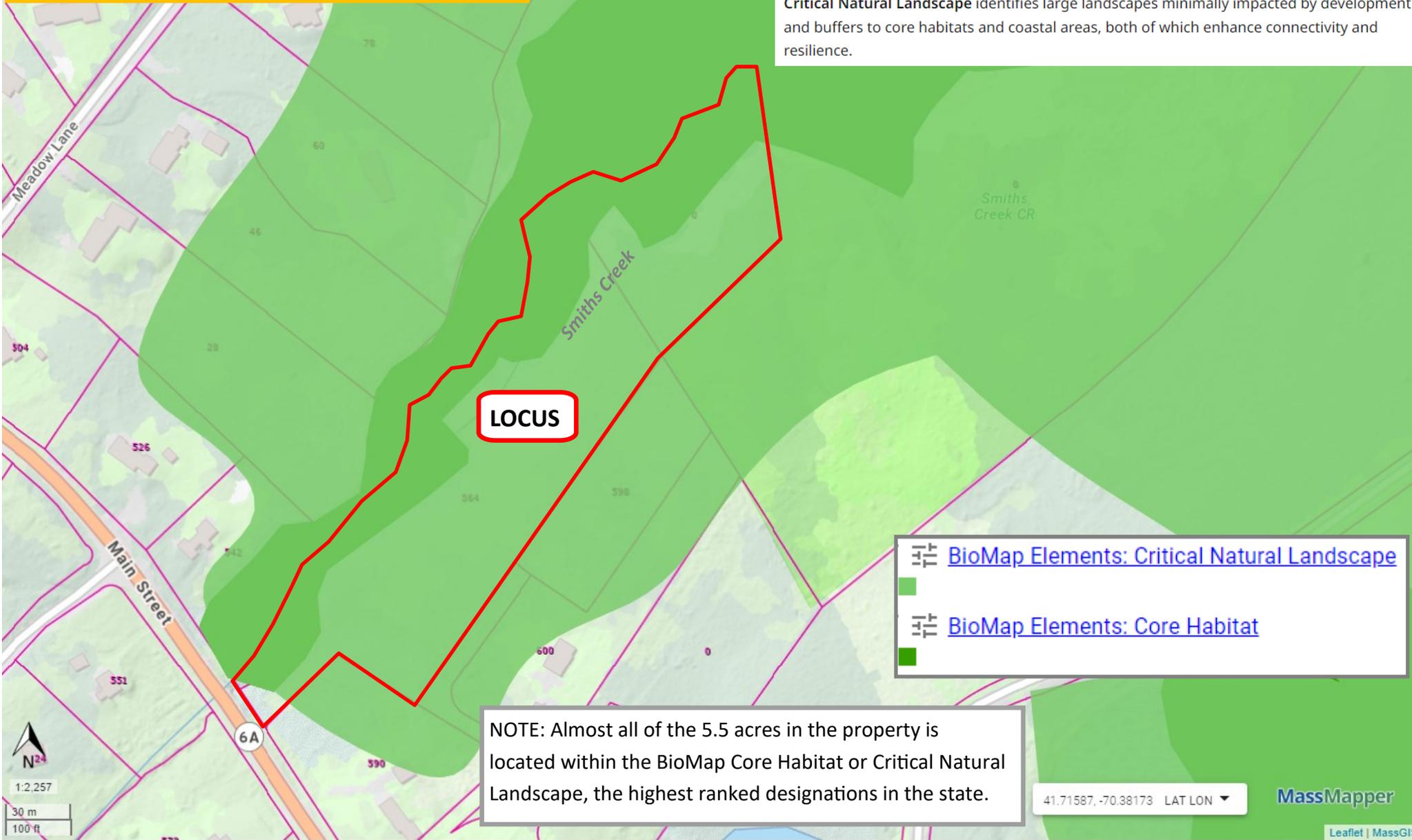


SMITHS CREEK PROPERTY, WEST BARNSTABLE MA
COMMUNITY PRESERVATION ACT FUNDING REQUEST
ORENDA WILDLIFE LAND TRUST, INC. (5.5 acres)
Massachusetts BioMap Context (564 & 0 Main Street)



Core Habitat identifies areas critical for the long-term persistence of rare species, exemplary natural communities, and resilient ecosystems.

Critical Natural Landscape identifies large landscapes minimally impacted by development and buffers to core habitats and coastal areas, both of which enhance connectivity and resilience.



LOCUS

- [BioMap Elements: Critical Natural Landscape](#)
- [BioMap Elements: Core Habitat](#)

NOTE: Almost all of the 5.5 acres in the property is located within the BioMap Core Habitat or Critical Natural Landscape, the highest ranked designations in the state.

41.71587, -70.38173 LAT LON

CPC APPLICATION

(Page 1)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. 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: August 1, 2024

Project Title: Grand Plan to Expand - Building a Future for Cotuit's Past: Phase II

Project Map/Parcel Number: Map:034/Parcel:051

Estimated Start Date: Fall 2024

Estimated Completion Date: Mid 2025

Purpose (please circle all that apply):

Public
Historic
Non-Profit
Partnership (Describe below #3)

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

Applicant Contact:

Name: Elizabeth T. Johnson, President

Organization (if applicable): Historical Society of Santuit & Cotuit Address: 1148 Main Street, Cotuit, MA 02635

Mailing Address: PO Box 1484, 1148 Main St., Cotuit, MA 02635

Daytime Phone #:508-428-0461

E-mail Address: info@cotuithistoricalsociety.org

Primary Contact (if different from applicant contact):

Name: Kara Chase (Administrator)

Address: 1148 Main St., Cotuit, MA 02635

Mailing Address: P.O. Box 1496, Cotuit, MA 02635

Daytime Phone #: (508) 428 – 0461 E-mail Address:info@cotuithistoricalsociety.org

CPC APPLICATION

(page 2)

Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). Sample restrictions are available at the Official Website of the Town of Barnstable www.town.barnstable.ma.us. 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.

Budget Summary:

Total budget for project: **\$500,000**

CPA funding request: **\$33,000**

Matching funds (committed/under consideration):

Please address the following questions:

1. Project summary (description and goals): This Phase II request is a continuation of our 2022" Grand Plan to Expand: Building a Future for Cotuit's Past".

We were awarded CPC funds in 2022 to upgrade the Cotuit Historical Society's historical archives and museums. We have completed 90% of the project.

Unfortunately, in Phase I, we experienced some unforeseen circumstances at the beginning of our project. Our original cost estimate allowance for the foundation (7/17/21) was only \$8,500 which included the concrete floor. This was before the permitting began. During that phase, the Town required us to add a structural engineer to our team to review and approve our plans. The foundation after that was upgraded in thickness with significant rebar and an additional knee wall to stabilize the ground under the existing museum. All totaled, this added \$30,225 to the "Foundation and Floor" allowance. We also had to add a french drain system to the perimeter to stop the groundwater leaks. Monies that were earmarked for Phase II had to be used to complete this work in Phase I. We felt this was a justified expense covered under CPC guidelines as it was specific to the basement (storage of historical artifacts and archives) and its climate controls. We should have notified CPC right away when it happened, and apologize for this error in judgement.

We are now looking to start Phase II which will include:

- Restoring the authentic early 19th century Homestead buttery.
This includes removing the existing 1950s bathroom and work closet in the Dottridge Homestead and restore the area to its original use as a pantry. This will provide a more historically accurate presentation of our signature museum. The new pantry area allows for additional educational opportunities to learn about life in mid 19th century.
- Adding climate control features in the Homestead to preserve the historical artifacts that reside there.
This includes installing an HVAC system in the attic to provide a controlled heating system which will prevent mold and mildew damaging the historical artifacts, which comprise of painting, textiles, and furniture.

These items have previously been approved in 2021 but work has NOT started on these items due to overages in other awarded areas. We estimate \$20,000 for the buttery and \$13,000 for the remaining HVAC work. As noted in our previous application we already have approved deed restrictions (historic).

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

The Town of Barnstable owes much of its culture and character to historical figures like Sam Dottridge and his great granddaughter, HSSC founder Nita Crawford. As we expand the museums footprint and by adding climate control and fire alarm capabilities, it will allow us to safely store and preserve all artifacts so they are available to educate future generations of Cotuit's rich historical heritage. Additionally, by completing the restoration of the Dottridge Homestead, it will serve as a more accurate representation of what the Homestead was in the mid 19th century.

3. Partnership(s) Description: N/A

4. Provide a detailed project timeline: The remaining portion of this project should be completed by mid-late2025

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

Historic Preservation

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):

Fiscal Year	Total Cost	CPC Funds Requested	Other Funding	
2025	33,000	33,000		

1. Removal of existing restroom in Dottridge Homestead and restoration to more authentic Buttery:
Contractor: Central Construction Co. Estimate: \$20,000
2. Installation of climate controls in Homestead to alleviate mold and mildew on historic artifacts.
Sub Contractor: Quality Mechanical Systems Estimate: \$13,000

Notes:

7. Assessors office identification map and map and parcel number:

<https://gis.townofbarnstable.us/Html5Viewer/Index.html?viewer=propertymaps&run=FindParcel&propertyID=034051&mapparback=034051>



8-1-2024

Date

Signature of Applicant

Date

Signature of Applicant Partner

Date

Signature of Town Manager (Town Affiliated Projects)

Phase One - Completed Climate Controlled Storage for Historical Artifacts & Document (CPC Funded)



Phase One - Completed New Office and Archival Space (CPC Partial Funded)



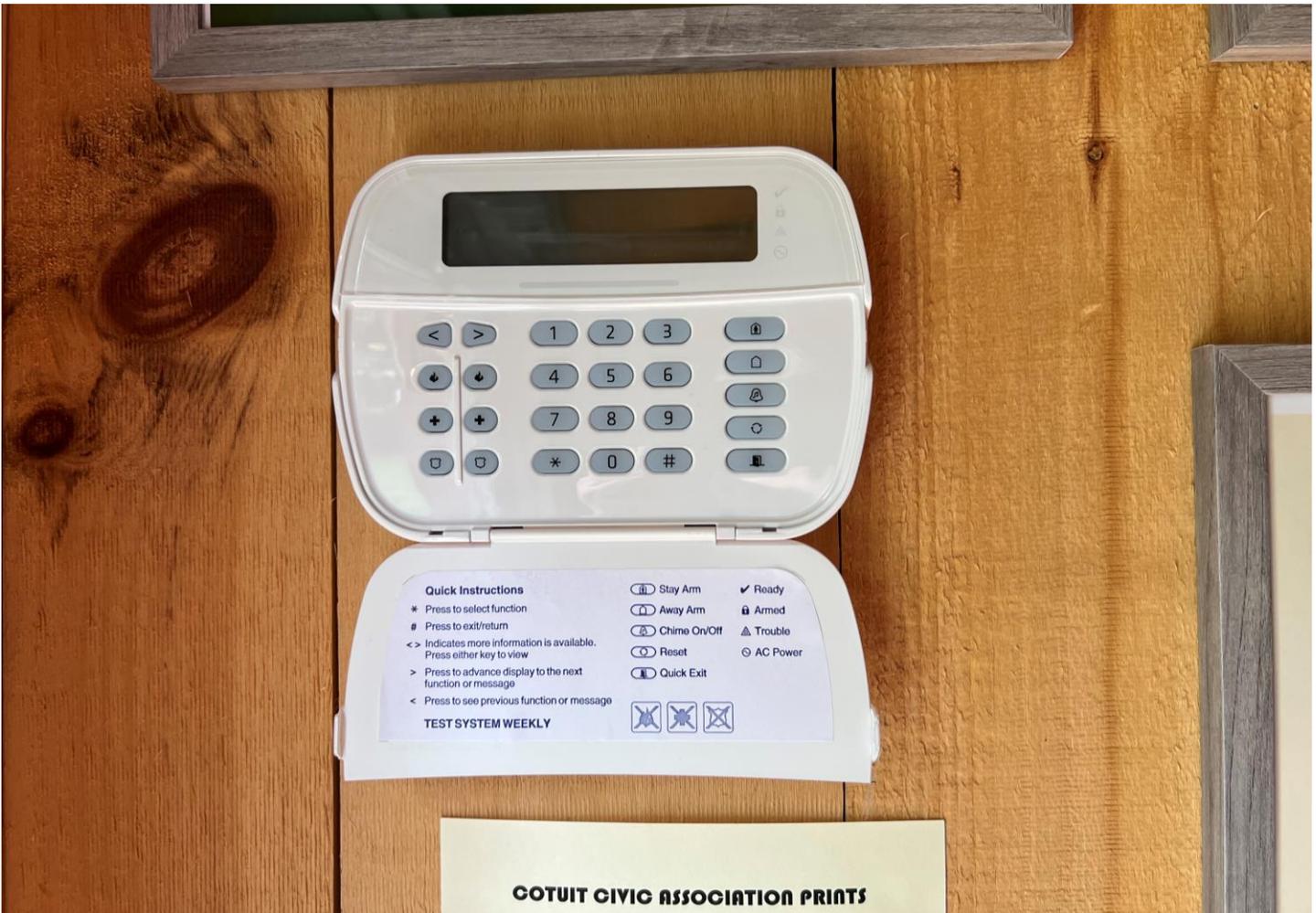
Phase One - Alarm System (CPC Funded)



Phase One - Basement HVAC part of the climate controlled space (CPC Funded)



Phase 1 - Security System (CPC Funded)



Phase 1 - HVAC part of the climate control systems for the collection and the archives (CPC Funded)



Phase 1 - HVAC part of the climate control systems for the collection and the archives (CPC Funded)

Phase 1 - ADA Compliant Entry (Non CPC Funded)



Phase 2 - Buttery Renovation (CPC Proposed Funding) Old bathroom to be restored to original buttery



Job Proposal #

Quality Mechanical Systems

Prepared for:
Cotuit Historical Society
1148 Main St.
Cotuit, Ma.

Peter Savary
Quality Mechanical Systems
143 Great Neck Road
Wareham, MA 02571
508-291-6170
Fax: 508-291-6176

The following work is proposed by Quality Mechanical Systems:
Installation of a Trane Resolute ultra-low temperature heat pump indoor model #4mxa2024a10, outdoor unit,#4txd2036a. Price includes secondary drain pan with spill switch, Trane touchscreen tstat, 5 supply registers, 1 return grill, lineset with lineset cover, and labor.
Note: We have no way of performing a manual J calc. on this building – as there is zero insulation. Also – Tom Sullivan has told us not to install an electric heat panel, the service will not carry it.
Note: We will be careful when cutting holes, but there may be a few cracks.

**The following work is to be performed by others and is excluded from this proposal:
Wiring, patching cracks in ceiling [if needed]**

PAYMENT TERMS
1/3 deposit, 1/3 on delv. Of
equipment, 1/3 on finish

Total Proposed Price \$12950.00
**Warrantee: 1 year all parts and
labor, addl. Manf. warrantees**

Thank you for the opportunity to serve your energy needs.

Peter J. Savary

Acceptance: You are hereby authorized to furnish the services specified in this Proposal. By signing this acceptance section, I agree to pay the full amount stated subject to contractor acceptance of this proposal and customer acceptance of terms of payment.

X _____
Customer Signature Date

**Terms and Conditions: The above work will be performed for the sum total listed above.
See additional terms and conditions on second sheet.**

Terms and Conditions(cont.):

- Our warranty begins at time of HVAC start up.
- Ventilation work is extra unless noted and will be performed as follows;
- o Bath fan – starting at \$225.00 each.
- o Dryer vent – starting at \$375.00 each.
- o Work must be performed during HVAC rough.

Phase 2 - Buttery Renovation (CPC Preposed Funding)

CENTRAL CAPE CONSTRUCTION COMPANY, INC.

53 Seconsett Island Rd, Mashpee Ma.02649

centralconstructionco@gmail.com

The Excitement is Building

To:

Historical Society of Cotuit and Santuit

1148 Main St.

Cotuit, Ma. 02635

July 25, 2024

COST ESTIMATE FOR BUTTERY RENOVATION AT THE HOMESTEAD
<p>JOB DESCRIPTION: Demo existing half bathroom in northeast corner of the existing first floor to include adjacent closet with utility sink. Remove all plumbing fixtures including water piping to the basement and vents through the roof. Eliminate hot water heater in basement and all connecting pipes and electrical wiring.</p> <p>Remove wood flooring as needed. Re-frame floor to accommodate new 1x10 #2 pine flooring. Sand all flooring in living room to bare wood to be able to match stain color to existing remaining flooring in front two rooms and hallway. Re-paint all walls and ceilings in living room to be constant in color. Purchase and install buttery display artifacts.</p> <p>Total Estimated Cost = \$20,000</p> <p>Respectfully,</p> <p>Steve Devlin</p>

TOWN OF BARNSTABLE **PROPERTY MAPS**

Parcel Details

Location

Parcel: 034051
Address: 1148 MAIN STREET (COTUIT)
Village: CT
Acreage: 0.56

[Full Property Info](#)

[Generate Abutter List](#)

Property Photo



Owner & Mailing Address

Owner: HISTORICAL SOCIETY OF SANTUIT & COTUIT
Mail Address: 1148 MAIN ST
 COTUIT
 MA
 02635

Assessed Value (FY24)

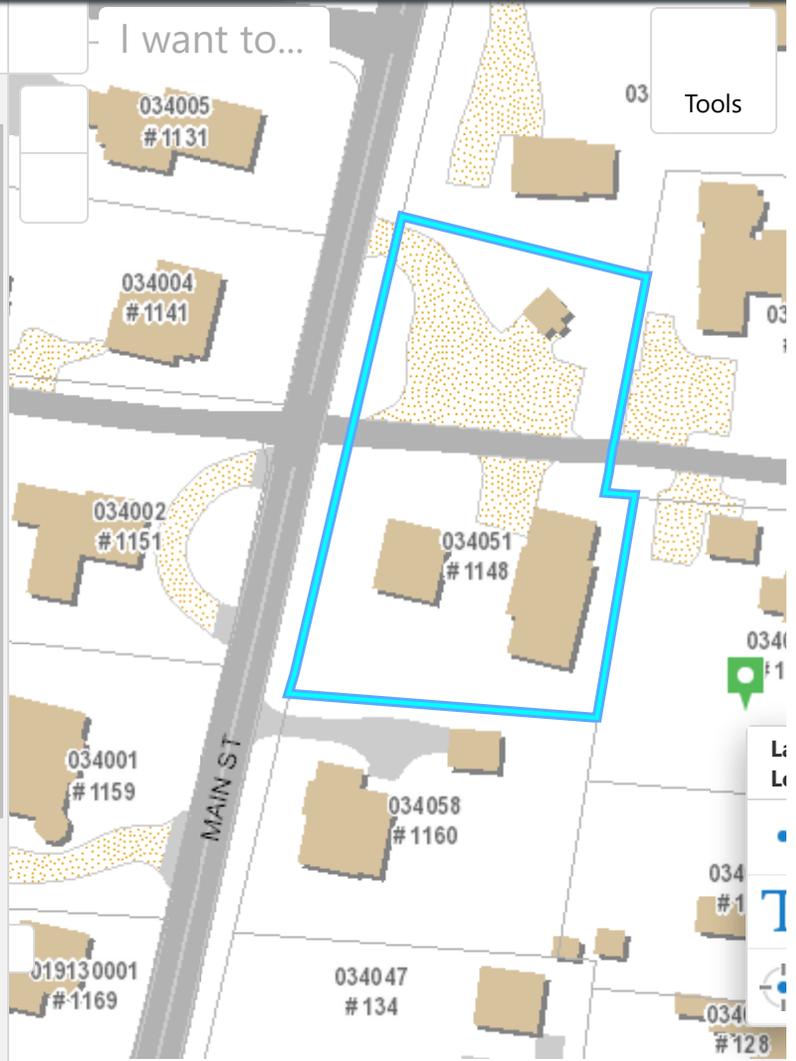
Building Value: \$187,700
Extra Features: \$23,900
Outbuildings: \$67,900
Land Value: \$891,400
Total Value: \$1,170,900

Residential Exemption

No exemption.

Building Details

Model: Residential
Style: Cape Cod





Town of Barnstable Open Space Committee

Formerly Land Acquisition and Preservation Committee (see Town Council Agenda 2023-196)

www.town.barnstable.ma.us/OpenSpaceCommittee



Committee Members

Ann Canedy – Chair Farley Lewis – Vice Chair
Elissa Crowley Cate Gulliver Elizabeth Lewis Douglas Payson Tracy Pratt Anne Rowland Lev Malakhoff
Kristine Clark – Town Council Liaison

Staff Support

Genna Ziino – Administrative Assistant (genevey.ziino@town.barnstable.ma.us)

August 5, 2024

Mark Ells
Town Manager
367 Main Street
Hyannis, MA, 02601

RE: Barnstable Main Trail in Cummaquid

Dear Mark:

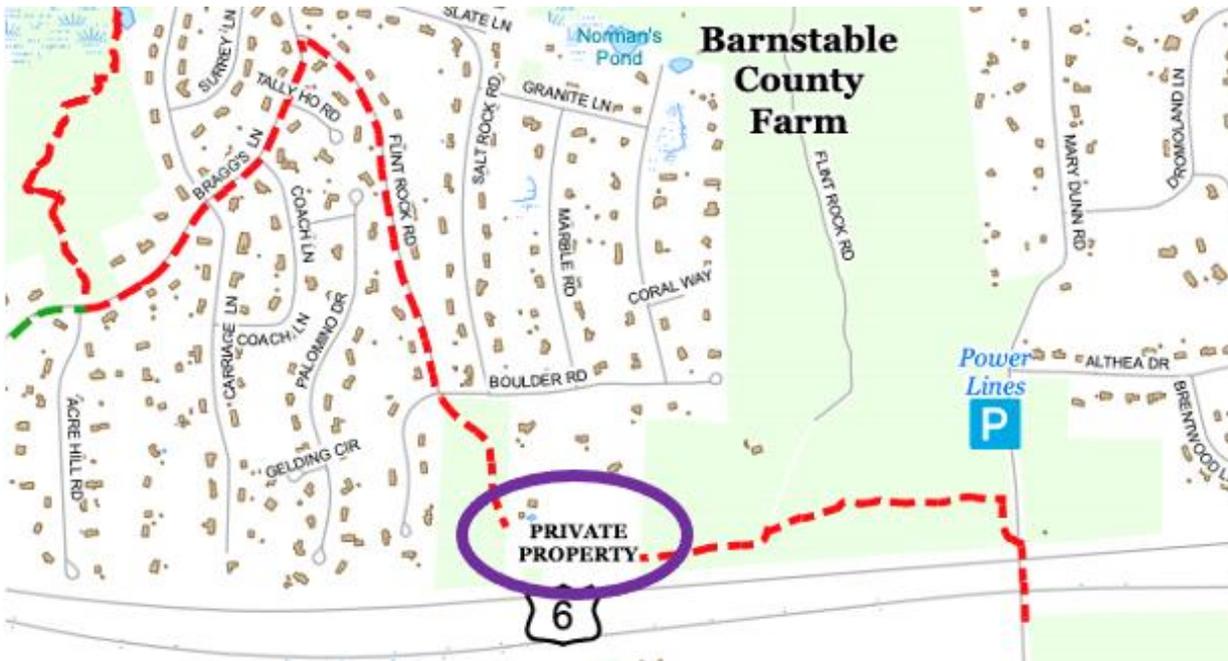
On June 10, 2024, the Open Space Committee voted to support the acquisition of easements or clarification of the status of Flint Rock Road to ensure access for a segment of the Cape Cod Pathways in Cummaquid.

Users traveling along the town of Barnstable's "Main Trail" (a route of the Cape Cod Pathways from Sandwich to Yarmouth) are currently crossing these properties on an informal basis. The Committee (which is charged with implementing and promoting the Cape Cod Pathways Plan per town regulations § 241-44.5) is concerned that private property owners may prohibit access in the future.

As you may be aware, Barnstable's Main Trail is nearing completion. The route from the Town of Sandwich to Cummaquid is fully contiguous. The segment from Mary Dunn Road to the Town of Yarmouth will be formalized with the completion of the Cape Cod Rail Trail extension planned for this fall. The credit for much of this effort goes to the staff of the Barnstable Land Trust who have prepared a brochure showing the route:

<https://blt.org/s/Cape-Cod-Pathways-Map-w.pdf>

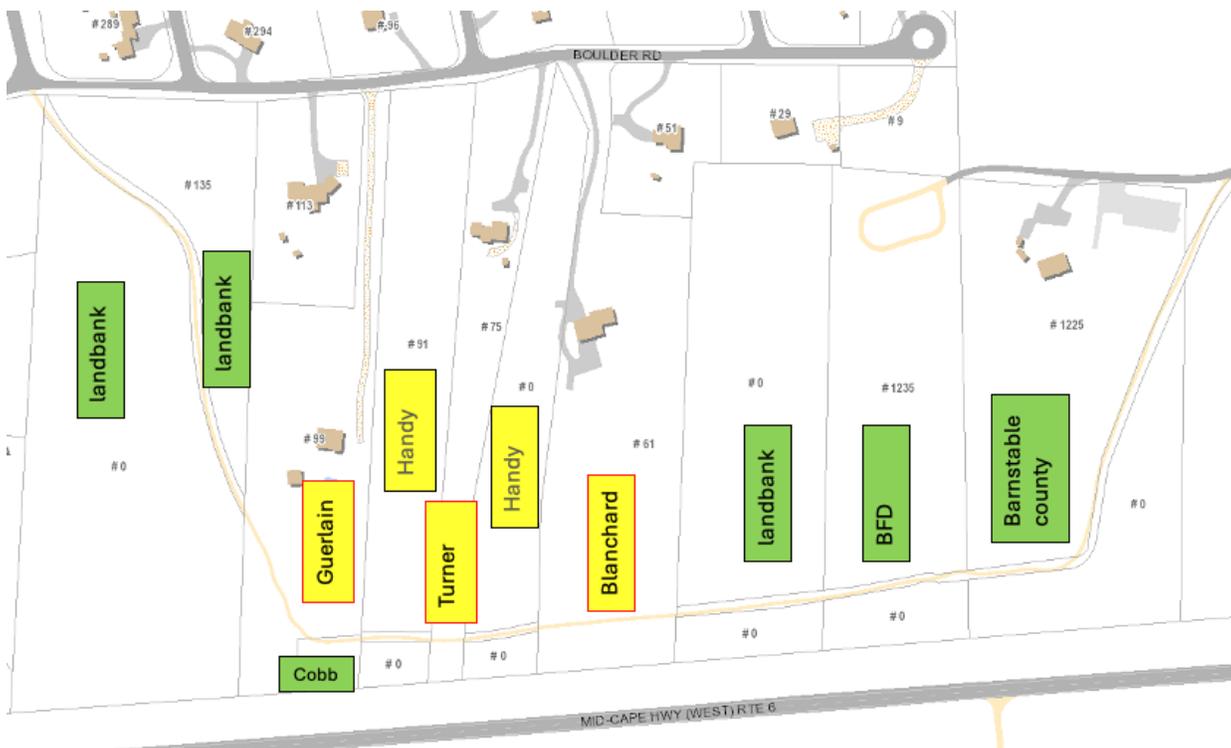
The area in question is along Flint Rock Road south of Boulder Road in Cummaquid:



The full map is available on the town website here:

https://www.town.barnstable.ma.us/Departments%2fConservation%2fTrails_and_Pathways%2fCape-Cod-Pathways-Map-4.pdf

The Main Trail in this area follows Flint Rock Road (this road was realigned in the 1950s due to the construction of the Mid-Cape Highway). Barnstable property maps show that the road alignment is unavailable across three privately owned parcels:



Ownership of the properties in question are listed as:

Jean N. and Cynthia H. Guerlain
Guerlain Family Trust
99 Boulder Road
Barnstable MA 02630
Parcel I.D. 315009

Michael W. and Lynne G. Turner
75 Boulder Road
Barnstable MA 02630
Parcel I.D. 315011

Marylou and George Blanchard, Trustees
Marylou Blanchard Trust
61 Boulder Road
Barnstable MA 02630
Parcel I.D. 315013

The Committee has asked me to seek your support to have town staff ascertain the legal access of Flint Rock Road and the acquisition of easements approximately 15' wide for the length needed to cross the properties in question if needed.

As a town councilor, I was aware of rather adamant objections on the part of at least one of the landowners in question and in fact, recall that the kiosks and other directional signs were taken down as a consequence. Therefore, although the Committee voted to direct me to report to you their wishes, as I told them, I do so with some reluctance and hesitation and prior knowledge of the situation. I am hopeful that perhaps the atmosphere has improved and the opportunity is there.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Ann Canedy, Chair,
Open Space Committee

CC: Kris Clark, Open Space Committee Town Council Liaison
Jim Kupfer, Interim Director of Planning & Development
Lindsey Counsell, Chair, Community Preservation Committee
Genna Ziino, Administrative Assistant

Swiniarski, Ellen

From: Kathleen L Benson <be97@stanford.edu>
Sent: Tuesday, July 16, 2024 8:52 AM
To: Swiniarski, Ellen
Subject: Comment on Preserving Cummaquid Woods

Ms. Swiniarski,

We want to write to you to state our support for preserving the area along Oakmont Drive in Cummaquid which is now known colloquially as "Cummaquid Woods". With the growth in development on the Cape and in Banrstable, preserving one of the few remaining open land parcels becomes increasingly significant. We hope you and the Committee can support this effort.

Thank you.

Kathleen Benson, PhD.

Robert Berry.

Swiniarski, Ellen

From: acbergin@aol.com
Sent: Sunday, July 21, 2024 11:15 AM
To: Swiniarski, Ellen
Subject: Message For Lindsey CounsellWater Needed for Barnstable Fire District

Hello,

Today I write to to support land acquisition on Oakmont Road in Cummaquid, as future water source, for the Barnstable Fire District. Water is a very important necessity of life, and as a resident of the Barnstable Fire District I hope you will consider this plea.

As more and more apartments are constructed within the district. i find myself cutting back on my already self - limited water usage. Hope others are doing the same...though that may not be enough...especially if houses are built where water resources exist...

My husband and I are 2015 "washashores" from Amherst, NH where we had an artesian well on our property for 43 years as our only source of water.

Having no town water to rely upon, we lived with a serious eye to water frugality. Mother Nature (drought) & Climate Change along with the building of new homes, were always of major concern.

Since we have arrived on the cape, a stunning number of apartment buildings/condos have been built in the Independence Drive area...

I sincerely hope that each and every water source is preserved and utilized so that all can have water whilst all residents learn how to limit its usage.

Best,
Ann

Ann C. Bergin
70 Spyglass Hill Rd
Cummaquid

Ann Canady - Open Space Committee

Lindsey Counsell – Community Preservation Committee

Re: Save Cummaquid Woods Group (The Group)

I am a resident of the Cummaquid Heights neighborhood community residing on the Yarmouth Port side and consequently share concerns surrounding the development of these 5 identified wooded lots on Oakmont Road, Cummaquid. Accordingly, I have reviewed the pertinent committee meeting videos which were disseminated by Marie Rizzo on June 18th (email attached) and offer public comments below.

The Group's stated mission is to preserve the 5 wooded lots on Oakmont Road. In order to accomplish that goal, The Group petitions the two Committees and the Barnstable Fire District Water Department (BFDWD) to individually and jointly (the Parties) provide the funds to purchase one of the 5 lots (Lot 153 Oakmont Road - map extract below) which is currently on the market for \$549,900 to be set aside for a potential future water well development.

As a community resident, one has to ask the following:

- Is the primary goal of The Group to be the preservation of the woods as they now exist or to promote the clearing of the land for development of an additional BFDWD well head?
- Is the primary goal of The Group to be the preservation of the woods as they now exist or to thwart the private development of the land by private landowners?

I believe it is important for the Parties to consider the following:

- The Group lead promoters own a home immediately adjacent to the 5 wooded lots under consideration
- The Group states that in order for a well head to be constructed a radius of 400' is required in Zone 1. Presumably that translates to a diameter minimum of 800'
- The Group readily admits that if any one of the five identified lots is developed, the entire well head plan sustains a sudden death
- The Group speculates that the PFAS contamination which originated nearby on Mary Dunn Road and at the airport is not likely to taint the proposed site because the lens flows to the southeast away from the area (presumably as part of the Lewis Bay Estuary System)
- The Group states that a test well has not been undertaken to verify water quality or concept viability
- The Group speculates that the lot is likely worth considerably less than the \$549,900 asking price
- The Group efforts may compromise the marketability of the properties by the rightful owners, a potential liability
- The Group states that an independent appraisal must be undertaken but will the owners cooperate?
- The Group has not engaged experts to opine on any elements of the proposal
- The Group generates urgency by identifying the location to being one of the last well site opportunities in the area

- The Group does not provide an overlay of how the well head would traverse the five lots, three of which are currently privately owned
- The Group proposes that the Parties only focus on the purchase of one of the two privately owned lots currently for sale under an incremental purchase plan rather than as a comprehensive proposal
- The Cobb Trust property is likely to be worth at least \$1 million

In recognition of the above, it is recommended that:

- The Parties need to perform extensive due diligence before committing further to The Group proposal
- The Parties should identify the risk factors associated with the proposed incremental lot purchase plan
- The Parties should classify the likelihood of success as probable, possible or remote
- The Parties should recognize that Incremental purchase of the three private lots could be upwards of \$3 million and a sole holdout could drive the aggregate commitment higher. Incremental lot purchases could take decades to complete
- The Parties have a fiduciary responsibility to act prudently when spending public tax monies
- The Parties should recognize the proposal for what it is, a NIMBY effort without a financial commitment by The Group

In conclusion:

Based upon the points in the previous lists, I would classify the probability of success as highly remote. As an individual, if I were viewing this project privately, I would not commit my resources to move forward. There are too many unquantifiable and unknown factors. Accordingly, this is not a suitable public project and is not in the public interest.

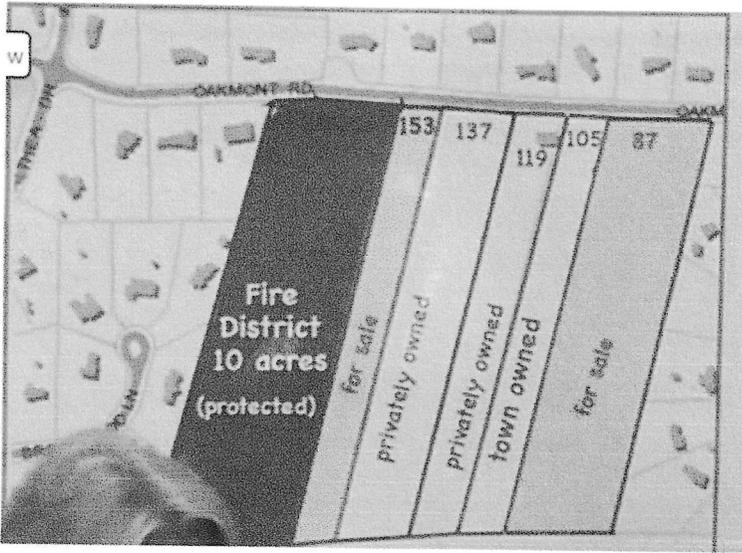
Which is it: Preservation of the woods (as advertised)? Promotion of a water well development in the public interest (not advertised)? A NIMBY effort to delay development for decades until The Group promoters age out? Which is it? It can't be all of them.

The Group lead promoters have a conflict of interest as they own a home immediately adjacent to the 5 lots under consideration and enjoy the privacy the woods currently offer them without having to own them and pay property taxes thereon. It's pretty clear why they want to defer development of any kind. Let's be clear, we all like woods and we all would want the same conflicted, unrealistic outcome if we owned their home.

Accordingly, I urge the Parties to **not** move forward with this proposal and allow market forces to determine the future development of the privately held lots. Thank you for your continuing service to the Barnstable community.

Sincerely,

John C. Henderson





July 22, 2024

Community Preservation Committee
Town of Barnstable
Barnstable Town Hall
367 Main St., Hyannis
Barnstable, MA 02601

Community Preservation Coalition Dues Notice

FY25 Annual Membership Dues: **\$7900**

Make checks payable to: Third Sector New England, Inc.
(*And please include in the description line: Community Preservation Coalition*)

Remit membership dues payments to:

Third Sector New England, Inc.
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Boston, MA 02111-2670
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