



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 • Marilyn Fifield – 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 • Jessica Rapp Grassetti – Town Council Liaison

Monday, July 17, 2023
Regular Public Hearing APPROVED Minutes
367 Main Street, Hyannis, MA – 2nd Floor Hearing Room
6:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Absent
Terry Duenas	Absent
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present
Deborah Converse	Present
Stephen Robichaud	Present
Farley Lewis	Present
Jessica Rapp Grassetti – TC Liaison	Absent

With a quorum present, Chair Lindsey Counsell called the meeting to order at 7:03 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 is taping this meeting and to please make their presence known.” No one present was recording the meeting.

Minutes

The motion of Katherine Garofoli to approve the June 26, 2023, Regular Community Preservation Committee Meeting Minutes as submitted was seconded by Farley Lewis, and the motion passed unanimously with one abstention.

Letter of Intent:

None received.

Applications:

- **Application from Barnstable Land Trust (BLT) seeking \$905,000 in Community Preservation Unreserved Funds for acquisition of a Conservation Restriction on Lots 3 and 4, totaling 5.5 acres as a portion of 150 Wheeler Road, Marstons Mills, fronting on Middle Pond. The Town of Barnstable has applied for a Massachusetts Land Grant of \$480,000 that will reimburse the Community Preservation Fund, if granted. Entire project cost for BLT purchase of 4 lots totaling 9.5 acres is \$1,825,000, with a \$175,000 Conservation Partnership grant that BLT applied for to fund acquisition of Lot 1. Lot 2 will be acquired through funds raised by private foundations and donors.**

Ms. Janet Milkman, Executive Director of Barnstable Land Trust (BLT), said she is grateful for the support and the short turnaround time from the Conservation Commission and the Open Space Committee for this project. Ms. Milkman explained that BLT has an agreement to purchase the Wheeler family's 9.5-acre pond-front parcels on Wheeler Road, Marstons Mills. She narrated a PowerPoint presentation with detailed maps that include Lots 3 and 4 totaling 5.5 acres and outlined the Application for Community Preservation funding to acquire them. She noted that the Wheeler property was divided into 4 lots to meet eligibility for State grant funding, as State funds cannot be used to purchase property with a building, adding that Lots 1 and 2 will be funded by other sources.

Ms. Milkman noted that the Wheeler property is adjacent to the 22-acre Fuller Farm which was purchased by BLT in 2012, saying the project provides the option for an extension of the existing walking trail on Fuller Farm down to Middle Pond. She said that BLT would manage the property for conservation and passive recreation and grant a Conservation Restriction to the Town on the eastern 5.5 acres in return for CPA funding, with the existing 1939 Cape Cod style house to be used as a caretaker house for BLT staff. Ms. Milkman noted that the project is consistent with many of the criteria for CPA Open Space; the Local Comprehensive Plan; and the Open Space and Recreation Plan, while saving resources that would otherwise be threatened if developed with associated septic systems. She said the timeline of the project would require a June 2024 closing for the property, and she explained that BLT has worked with the Town to apply for one State grant of \$480,000 that would reimburse half of the requested CPA funding, and another State grant that would provide \$75,000 to BLT, with private fundraising for the remaining \$836,000 to begin this summer.

Ms. Milkman said that conservation of this property provides passive recreation and historic preservation opportunities, noting the Wheeler family's history of holly farming on Cape Cod and listing other Wheeler holly properties that are now in conservation. She noted that the 3 Indian ponds including Middle Pond are considered by the State as priority habitat for rare species of the rare freshwater mussels that grow in the bottom as well as for vascular plants. Further, she said the Wheeler property has almost 600 ft of shoreline on Middle Pond which is an important spawning ground for herring coming up from the Marstons Mills River. Ms. Milkman explained that the two pond-front acres are included in the bio map core habitat, and the entire Wheeler property is considered aquatic core buffer land on the bio map critical natural landscape, calling these important conservation values that make the property competitive for State grants. She showed a map depicting trails and noted the opportunity to connect with existing conservation land. She said that there would be no parking on the Wheeler property, with public access to Middle Pond by walking over from Fuller Farm where parking is available, adding that there would also be access for the Wheeler neighborhood off Wheeler Road.

There was discussion regarding the intended use of the trails and Middle Pond, which Ms. Milkman explained would be primarily for walking, noting that other uses and suggestions can be explored, with the opportunity to come up by water in kayaks and picnic and to fish also intended.

Public Comment:

Town Councilor Kris Clark complimented Barnstable Land Trust's work, saying that the Wheeler property would be a welcome addition.

Motion of Katherine Garofoli was seconded by Tom Lee to recommend Barnstable Land Trust's Application for \$905,000 in CP Unreserved Funds for acquisition of Lots 3 and 4 totaling 5.5 acres of land as a portion of 150 Wheeler Road, Marstons Mills. Barnstable Land Trust will manage the property and grant a Conservation Restriction to the Town of Barnstable. CP Fund will be reimbursed if the \$480,000 Massachusetts Land Grant sought by the Town is awarded. Motion passed with a unanimous vote.

Correspondence Received:

- CP Fund Balances as of June 30, 2023 - Director of Finance Mark Milne.

Project Updates:

Chair Counsell reported the following updates:

- Barnstable Land Trust – Bowles Field Conservation Restriction closing took place at the end of June 2023.
- Appraisal for 2320 Meetinghouse Way, West Barnstable, received with further studies of the property for water and community housing planned.

Member Discussion:

- Changes to the CPC process/requirements will be taken up at a future CPC meeting.

Public Comment:

None

General Discussion:

None

Adjournment:

Motion to adjourn was made by Katherine Garofoli and seconded by Tom Lee. Motion carried with a unanimous vote to adjourn.

The meeting was adjourned at 7:21 p.m.

Next Regularly Scheduled CPC Meeting – August 21, 2023, 5:30 p.m.

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

Exhibit 1 –CPC Agenda, July 17, 2023

Exhibit 2 –Draft CPC Regular Meeting Minutes from the June 26, 2023, meeting.

Exhibit 3 – Application – Barnstable Land Trust – Acquisition of Wheeler Road property.

Exhibit 4 – CP Fund Balances from Director of Finance Mark Milne

Exhibit 5 – PowerPoint Presentation – Barnstable Land Trust – Wheeler Road Application.

Respectfully submitted,
Ellen M. Swiniarski
Community Preservation Coordinator
Planning & Development Department
and edited by CPC Clerk Marilyn Fifield

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 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**