



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 • Felicia Penn, President – Town Council Liaison

Monday, July 15, 2024
Regular Public Hearing APPROVED Minutes
367 Main Street, Hyannis, MA – 2nd Floor Hearing Room
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Absent
Terry Duenas	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present
Deborah Converse	Absent
Stephen Robichaud	Present
Farley Lewis	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.

Minutes:

- Approval of the Draft Community Preservation Committee regular meeting minutes of June 17, 2024.

The motion of Katherine Garofoli was seconded by Tom Lee to approve the June 17, 2024, CPC meeting minutes as submitted. 5 yes, 0 no. 1 abstained. Motion carried.

Letters of Intent:

None received.

Applications:

None received.

Correspondence Received:

- CP Fund Balances as of May 31, 2024 – Director of Finance Mark Milne
- Chair Counsel acknowledged three emails that were received in support of Cummaquid Heights Oakmont Road land acquisition. Receipt of emails from Susan and George Murphy, Karin Zupco, and Alvina Baxter Moran were noted.

Member Discussion:

- Oakmont Road, Cummaquid Parcels.

Chair Counsell noted that discussion regarding the Oakmont Road, Cummaquid parcels will be general noting that the original proposal to CPC was to acquire one parcel located at 153 Oakmont Road. Chair Counsell shared that he and Tom Lee met with the Water District who had indicated they were interested in acquiring 137, 119 and 87 Oakmont Road to situate a well site in the middle of that area. He acknowledged that there were residents from Cummaquid Village present at the meeting and invited public comment. It was confirmed that a Letter of Intent had been received by CPC for acquisition of 153 Oakmont Road as open space. Mr. Steve Rizzo, of 205 Oakmont Road, Cummaquid came forward and confirmed that at the last Prudential meeting of the Fire District, it was decided to move forward with the CPC Application for acquisition of 153 Oakmont Rd, however he said he did not have any information regarding the additional Oakmont Rd. parcels. Mr. Rizzo spoke in favor of preserving the 30-acre total area that he described as a wooded and pristine habitat saying that his group is in support of acquiring all four Oakmont Rd lots totaling 30 acres as they become available. Stephen Robichaud offered that the 87 Oakmont Road parcel that is also for sale, received approval for a four-lot ANR plan at the Planning Board. Peter Leppanen of 122 Althea Drive, Cummaquid commented that the availability of sites for future water are extremely limited on the Cape. He noted that this area was the last site still available that was identified for water use in a survey 20 years ago. He said that scarcity of water will become a greater issue for future generations. Donald and Deborah Reynolds, 516 Marsons Lane expressed their support for the acquisition of all four parcels and specifically for 153 Oakmont Rd that is currently under review by CPC. Mr. Jeff Campbell, who said he was representing the owner of the property, said that 153 Oakmont Rd was purchased as an investment property and is being sold as a buildable lot. Ms. Marie Rizzo of Cummaquid said she wanted to reiterate what others have said regarding the importance of saving this kind of property for the Barnstable Village area. She noted that because of extensive development in that area, some of the ability to filter the water that comes through the land and into the aquifer has been reduced. She said that protection of groundwater quality is important even if the Water District does not utilize the property for a well site in the future.

Chair Counsel requested CPC member approval to move forward with the appraisal of 153 and 87 Oakmont Rd, Cummaquid.

The motion of Tom Lee was seconded by Katherine Garofoli to approve moving forward with the appraisal for 153 and 87 Oakmont Rd. 6 yes, 0 no. Motion carried.

- Format for the August 19, 2024, CPC meeting.
After a brief discussion, it was decided that the August 19, 2024, CPC meeting would be held in person.
- Election of Officers – Scheduled for the August 19, 2024, CPC meeting.
- Chair Counsell noted that there is an Appointments Committee item on the Town Council agenda for approval of the Recreation Committee recommended member for CPC.

Project Updates:

- The Santuit Woodlands conservation restriction is scheduled for Town Council Public Hearing on July 18, 2023.
- The Marina Enterprise Fund acquisition of 211 Cedar Tree Neck Rd is scheduled for Town Council Public Hearing on July 18, 2024.
- Application from the Historical Society of Santuit and Cotuit is anticipated for the August 19, 2024, CPC meeting.
- The Federated Church of Hyannis is gathering the required 3 bids for their application for headstone restoration in 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 conservation restriction closing took place on March 8, 2024. Town Council acceptance of a trail easement is scheduled for July 18, 2024.
- Mills Property, Mashpee conservation restriction closing took place on June 27, 2024.
- Work continues on the Olde Colonial Court House building and will be completed late summer.
- Sturgis Library work is complete, and a final funding request has been submitted.
- Progress is being made on the Centerville and Osterville Playground projects.
- CC Rail Trail conservation restrictions are complete. The conservation restrictions are for mitigation of the land used for the easement for the bike pathway. Bidding for the project is scheduled for August 2024.

Kathrine Garofoli shared that she is the program manager for AmeriCorps Cape Cod who recruits people each year to come and live and serve on the Cape. She said that AmeriCorps members were working in the heat maintaining the trails at Santuit Woodlands. She invited CPC members to attend the graduation of 18 AmeriCorps members who had contributed over 1,700 hours of service to Cape Cod over the past year scheduled for July 25, 2024, at 10:00 a.m. at the Tilden Arts Center, Cape Cod Community College. Ms. Garofoli noted the AmeriCorps participation in releasing 100 dolphins back into the wild recently saying that the stranding of 146 dolphins is the largest mass stranding event ever to take place in the United States.

Public Comment:

None.

Adjournment:

The motion of Stephen Robichaud was seconded by Tom Lee to adjourn the meeting. 6 yes, 0 no. Motion carried, adjourned at 7:20 p.m.

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

Exhibit 1 –CPC Regular Meeting Agenda, July 15, 2024.

Exhibit 2 – Draft Minutes for the June 17, 2024, CPC regular meeting.

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 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**