



# Town of Barnstable COMMUNITY PRESERVATION COMMITTEE



[www.town.barnstable.ma.us/CommunityPreservation](http://www.town.barnstable.ma.us/CommunityPreservation)  
Email: [CommunityPreservationCommittee@town.barnstable.ma.us](mailto: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 • James Tenaglia – Recreation Commission  
Deborah Converse – Housing Authority • Farley Lewis – At Large • Jessica Rapp Grassetti – Town Council Liaison

## Monday, May 17, 2021 Regular CPC APPROVED Meeting Minutes Remote Access Meeting Via Zoom Link: <https://zoom.us/j/96159399834> 5:30 PM

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

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 is taping this meeting and to please make their presence known.” No one present was recording the meeting.

### Call to Order (Roll Call)

Present: Marilyn Fifield, Deb Converse, Tom Lee, Stephen Robichaud, James Tenaglia, Katherine Garofoli, Lindsey Counsell.

### Minutes

The motion of Marilyn Fifield to approve the April 26, 2021, was seconded by Tom Lee, and passed unanimously as submitted by roll call vote: Yes 5, No 0, 2 Abstained.

### Letters of Intent

- Letter of Intent from the Trustees of Reservations in partnership with the Cape Cod Horticultural Society (CCHS) requesting \$425,000 in Community Preservation Open Space/Recreation funds as a portion of the \$1 million required for the rehabilitation project at Armstrong-Kelly Park in Osterville. Community Preservation funds are requested for improving pedestrian and vehicular access, expanding parking and accessible pathways, upgrading lighting and for a dedicated children’s play space.

Mr. David Santomenna, Associate Director of Land Conservation with the Trustees of Reservations, provided an overview of the organization and the project. He explained

that The Trustees of Reservations is a statewide land and cultural conservation and preservation organization founded in 1891 that operate a series of reservations across the State, including the Cape and Islands, and noted that the Trustees want to increase their presence on the Cape. He said that the Cape Cod Horticultural Society (CCHS) reached out to the Trustees of Reservations two years ago in connection with Armstrong Kelly Park, and the Trustees thought the Park had a lot of interesting potential. In terms of status, he said there is a fully executed agreement in place with CCHS which basically lays out our framework by which the Trustees would take over management and stewardship of the Park and absorb CCHS as an organization into the Trustees of Reservations organization.

Mr. Santomenna said that a \$2.25 million capital campaign has been launched to fund both improvements at the Park as well as to create an endowment to fund ongoing operations and management and stewardship at the Park. There is a \$1 million estimate for the actual physical work that they would like to complete at the Park, he said, with about \$1.25 million needed for endowment.

Katherine Garofoli asked if they will be hosting programs at the Park or anticipating reserving the Park for private events. Mr. Santomenna said that the Trustees do anticipate more programming than CCHS has offered, but mostly horticultural-related programming, adding that CCHS has allowed some events such as weddings, and they could continue on a small scale, while remaining primarily a passive recreation site.

Mr. Santomenna said the Trustees have completed a conceptual design planning exercise working with a landscape architect Mikyoung Kim Design and have consulted with folks in the community. He said the resulting design will look familiar to anyone who knows the Park, as they will not be introducing new dramatic elements or rethinking how the Park functions. He noted that the more heavily used portions of the Park are on the Main Street side, with the more passive recreation use toward the back of the property, adding that Park elements include the main green, the water park, the memorial elements, and Liam's Train, with existing access points to the park unchanged. He called parking and circulation a big need and a limiting factor for the Park now, noting design of a 13-car parking lot that represents a meaningful expansion over what is there now. Items eligible for Community Preservation funding were thought to include access, parking, utilities, and universally accessible pathways, trails, parking, driveways, and their associated drainage. He explained that they are at a conceptual stage with this planning work but are in the process of obtaining construction drawings in anticipation of getting bids for that work.

In answer to CPC questions, Mr. Santomenna explained that there is no Conservation Restriction presently on the property, and he confirmed that there is additional acreage than what is depicted in the plans, with land that runs back to the water tower. He also confirmed that there is no endowment at present, and the funds on hand are not sufficient to sustain the Park. Mr. Santomenna confirmed that the Park is open to the public with free admission, but specific events and programs could involve a fee. He

confirmed that maintenance of the Park is presently supported through donations, but the endowment would provide interest income to help cover some of those stewardship costs, so annual fundraising would not be required to maintain the property. He explained that the Park transfer is more of an organizational transfer, essentially merging CCHS with the Trustees of Reservations, adding that he hopes that the volunteers will continue with the Trustees.

Chair Counsell said he and Tom Lee visited the property, and he said that the trails start out in back where the land begins to go uphill, while most of the Community Preservation funded work is at the front of the Park. He asked if a Conservation Restriction to the Town will be proposed, and Mr. Santomenna said that a deed restriction or grant agreement is more likely, rather than a Conservation Restriction. Chair Counsell asked that the proposed draft instrument be submitted for Legal staff review.

**Motion was made by James Tenaglia and seconded by Steve Robichaud to move the Trustees of Reservations Letter of Intent to the Application stage, with the provision of more detailed construction plans and a draft of the security instrument. Motion passed by unanimous roll call vote of the 7 members present: Yes 7; No 0.**

### Applications

- **Application from Sturgis Library seeking \$165,000 in Community Preservation Historic Preservation funds for partial roof replacement, historically appropriate window replacement, exterior door and main entrance door replacement, drainage improvements and historical signage. This funding request represents a portion of the estimated costs of \$330,000, with a \$165,000 Massachusetts Cultural Facilities Grant Application filed to provide matching funds in anticipation of a May 2021 decision. Continued from April 26, 2021, CPC Meeting.**

Sturgis Library Director Lucy Loomis reported that Chair Lindsey Counsell visited the property to look specifically at the drainage as well as the new roof, windows, doors, and signage needs. She said that the library did receive a \$110,000 grant from the Massachusetts Cultural Facilities Fund, rather than the requested \$165,000, noting that such a reduction usually occurs when there are a lot of applications. Chair Counsell asked if the pointing of the chimney were included in the required work, and Ms. Loomis confirmed that a contingency for the chimney pointing is included because it was not known what would be found once work on the roof commenced. Chair Counsell stated that the drainage work that is proposed, does not affect the library building, so Community Preservation funds could only be used to cover work on the main historic building, noting that there is plenty of eligible work proposed there.

**Motion was made by Chair Counsell and seconded by Deb Converse that the Community Preservation Committee recommends to the Town Council through the Town Manager support for the preservation of the historic Sturgis Library at 3090 Main Street, Route 6A, Barnstable Village, by funding the specified work with \$165,000 from the CP Historic Preservation fund, bound by the existing Historic Preservation Restriction held by the Town Manager. Motion passed by unanimous roll call vote of the 7 members present: Aye 7; No 0.**

Public comment:

Councilor Kris Clark congratulated Lucy Loomis and the Sturgis Library for the article that was on CapeCod.com about the history of Sturgis Library.

- **Application from Barnstable Land Trust seeking \$150,000 in Community Preservation Open Space funds for the acquisition of 2.5 acres of open space located at 242 Commerce Road, Barnstable, Map 318, Parcel 025/001 (Bowles Field). This funding request represents a portion of the total project cost of \$556,200, with \$321,000 to be provided by Barnstable Land Trust and \$85,000 from a Massachusetts Conservation Partnership Grant. This request is a part of a larger project that includes conservation of an additional adjacent 3.5 acres with the same owner who will donate a Conservation Restriction on those acres to Barnstable Land Trust.**

Barnstable Land Trust Executive Director Janet Milkman explained that the name of the project has changed to reflect the history of its owner, Admiral Francis Tiffany Bowles who bought the property long ago. She added that it is his family that is now completing conservation of dozens of acres of land in addition to the subject parcels. She noted that there were donations of parcels to Mass. Audubon, as well.

Ms. Milkman narrated a PowerPoint presentation with an aerial view of the property, saying that it provides a sense of how the property relates to the harbor and where it extends beyond to the right all the way to Audubon's Long Pasture Sanctuary. She explained that acquisition of this parcel completes this significant conservation and wetland corridor by preserving what is left of the field that is not yet conserved. She said that the abutting neighborhood to the left has been experiencing flooding and noted that protecting this upland area from development would ensure there is no further impact on flooding or nitrogen in the neighborhood. The PowerPoint also depicted a subdivision plan that is presently before the Cape Cod Commission for approval. Originally, the Bowles land was a 100-acre property that was being subdivided in the 1990s, but the family is now dividing the property for the next generations. She explained that Lots 3, 5, 6 are the lot areas for this BLT project, with the rest of the property in the subdivision either developed or already conserved. She pointed out Lot 3 as the lot that BLT is proposing to purchase, in part, with a grant from the Community Preservation Open Space fund. She further explained that Lots 6 and 7 would remain in family ownership with a Conservation Restriction to be donated to BLT, and she added that she is in conversation with the family owner of Lot 4, the only potentially developable lot, about protecting a portion of that lot. A slide depicted the view of the harbor from the road, and Ms. Milkman called this a very popular walking area, identifying a very treasured loop from Main Street up to the harbor and down Commerce Road, noting that it is one of the few remaining open fields visible for public view. She described a slide depicting the areas of land already donated to BLT over the last 2 decades and land owned by Mass. Audubon. She noted that the lot lines are slightly different on the subdivision plan, but this map depicts where the walking trail is proposed to be located by an easement to BLT on Lot 7, with a bench at the end of the trail, as indicated by a blue dotted line. She concluded by explaining that the lot is intended to be for neighborhood access, with no parking space provided, and she confirmed that the trail does not extend to the water.

Public Comment:

In answer to Counselor Kris Clark's question, Ms. Milkman explained that the lot line changes are before the Cape Cod Commission (CCC) for approval, so the lines have not yet changed. She further explained that there is a contingency in the Purchase and Sales Agreement assuming that the CCC will approve the plan. She explained that the subdivision of the large property was reviewed as a Development of Regional Impact (DRI) by the CCC in the 1990s, while the request now before the CCC seeks acceptance of this subdivision plan that alters the previous approvals from 1990 and 2000, but she noted the new plan provides for more open space and so is assumed to be preferable. Counselor Clark advised that the lot line changes will likely be questioned when it comes before the Town Council, and to be sure to emphasize that the plan change provides additional open space. Ms. Milkman confirmed there would be signage for the trail and Bowles Field on the property.

Counselor Gordon Starr said that Janet Milkman has worked hard to pull this whole project together, while the family has been wonderful and have made a lot of concessions. He noted that you can see all the way to Sandy Neck Village across this piece of land and said he hopes it never changes.

CPC members discussed the project regarding the views as well as protection from development and flooding allowing CPC to be more strategic in protecting land in critical areas that would be impacted by sea-level rise. Chair Counsell noted that there is a draft CR that will be reviewed by LAPC and Legal staff, and he confirmed that the Conservation Division or Town of Barnstable will hold the Conservation Restriction if the project is approved.

**Motion was made by Katherine Garofoli and seconded by James Tenaglia that the Barnstable Community Preservation Committee recommends to the Town Council through the Town Manager support of the acquisition of 2.5 acres of open space at 242 Commerce Road in Barnstable as requested by Barnstable Land Trust for \$150,000 in CP Open Space and Recreation funds. Motion passed by unanimous roll call vote of the 7 members present: Yes 7; No 0.**

General Public Comment

None.

Correspondence Received:

None.

Project Updates: Chair Counsell reported the following:

- Mid-Point Community Housing Application – Finalization of Housing Restriction in process.
- DPW Applications for Barnstable Hollow Playground and the Centerville Recreation Playground have been submitted to the Town Manager for inclusion on an upcoming Town Council agenda for public hearing, likely after the budget has passed.

- Barnstable Historical Society CPC Application has been submitted to the Town Manager for inclusion on an upcoming Town Council agenda for public hearing, likely after the budget has passed.
- Barnstable Little League Application for Open Space/Recreation funds is anticipated for a future meeting.
- Cotuit Federated Church will be submitting a Letter of Intent for a future meeting.

**General Discussion:**

- Legal Department is working on outstanding Conservation Restrictions that have received feedback from the State.
- Mark Milne will report regarding the return of excess funds for projects that are complete at the end of the budget cycle.
- Counselor Jessica Rapp Grasseti reminded that there are three CPC members whose terms are up the end of June 2021, and they should be sure to let the Town Council Administrator know if they want to be reappointed. She also advised that reappointment candidates may be called in for an interview with the Appointments Committee if other applications have been received for the positions.

**Adjournment:**

**Motion was made by Tom Lee and seconded by James Tenaglia to adjourn the meeting. Motion passed with a unanimous roll call vote of the 7 members present - Aye 7, No 0 – and the meeting adjourned at 6:17 p.m.**

**Next Regularly Scheduled CPC Meeting – June 21, 2021**

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

Exhibit 1 –CPC Agenda, May 17, 2021.

Exhibit 2 – CPC Minutes from April 26, 2021.

Exhibit 3- Letter of Intent – Trustees of Reservations – Armstrong-Kelley Park.

Exhibit 4 – Barnstable Land Trust – Application and Draft Conservation Restriction – Acquisition 2.3 acres- Bowles Field - Commerce Road, Barnstable

Exhibit 5 - PowerPoint – Barnstable Land Trust – Bowles Field - Commerce Road, Barnstable.

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

Please Note: The list of matters are 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.**