

# 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

14 NOV '24 PM 1:42  
BARNSTABLE TOWN CLERK

DATE OF MEETING: Monday, November 18, 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/875901730978>

Or by calling the US Toll-free Telephone Number: 888-475-4499  
Meeting ID: 875 9017 30978

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](mailto: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:

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from October 21, 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 \$2,800,000 in Community Preservation Historic Preservation Funds to begin revitalization work on the Hyannis Armory located at 225 South Street, Hyannis, map 326, parcel 004. Proposed improvements in this phase include masonry restoration, masonry steel lintel work, window and door replacement, and roof restoration or replacement. This funding request represents a portion of the total full estimated project cost of \$10,000,000 with Capital Improvement Plan funding previously appropriated in the amount of \$309,179. The Hyannis Armory is in the Hyannis Main Street Waterfront Historic District and holds a significant place in American history as it was at the Armory that President-elect John F. Kennedy delivered his acceptance speech following the 1960 election.
- 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.

- 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.
- 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.

#### Applications

None received.

#### 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.

#### Project Updates:

- Oakmont Road, Cummaquid properties open space acquisition update.
- Progress is being made on the Centerville and Osterville Playground projects.
- Mass DOT has made an award for the CC Rail Trail Phase III work???
- An appraisal has been ordered for 10.4 acres located at 304 Putnam Ave, Barnstable.
- The Historical Society of Santuit and Cotuit's Phase II CPC Application was approved at the October 24, 2024, Town Council public hearing.

#### Member Discussion:

- Meeting format for the December 16, 2024, Community Preservation Committee meeting.
- DRAFT 2025 Community Preservation Committee Meeting Schedule.

#### Public Comment:

Adjournment:

***CPC Regular Meeting Scheduled December 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 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.