

# 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

BARNSTABLE TOWN CLERK  
2022 NOV 17 AM 9:51

DATE OF MEETING: Monday, November 21, 2022

TIME: 5:30 p.m.

PLACE: The Community Preservation Committee (CPC) meeting will be held by remote participation methods and will be closed to the public 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. The meeting will be televised via Channel 18 and may be accessed through the Channel 18 website at <https://streaming85.townofbarnstable.us/CablecastPublicSite/>
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/83545455261>  
Or by calling the US Toll-free Telephone Number: 888-475-4499  
Meeting ID: 835 4545 5261
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.

Please note that tonight's meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s. 20, the Chair must inquire whether anyone is taping this meeting and to please make their presence known

Call to Order:

Discussion:

- Director of Finance, Mark Milne will discuss the Community Preservation Funds.

### Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from October 17, 2022.

### Letters of Intent:

- Letter of Intent from the Centerville-Osterville-Marstons Mills (COMM) Water Department requesting a fund of \$200,000 to enable COMM to obtain the professional services necessary to quickly respond to potential properties as they become available for the protection of COMM Water District drinking water supply. *Continued from October 17, 2022.*
- Letter of Intent requesting \$350,000 in Community Preservation Open Space/Recreation funds for the acquisition of a 3.09 +/- acre parcel located at 153 Oakmont Road, Cummaquid. This parcel is adjacent to protected Barnstable Fire District land and would further protect this resource in perpetuity through a conservation restriction and preserve the character of the residential neighborhood from overdevelopment in the future. *Continued from October 17, 2022.*
- A Letter or Intent has been received from the Department of Public Works requesting \$300,000 in Open Space/Recreation Funds for Cape Cod Rail Trail Phase 4 pre-25% design services. Matching funds in the amount of \$500,000 have been provided by a Mass Trails grant.
- A Letter of Intent has been received from the Department of Public Works requesting \$195,000 for Cape Cod Rail Trail Phase 3 engineering services. MassDOT has committed \$12.3 million for construction of Barnstable and Yarmouth sections.

### Applications:

- Application from The Trustees of Reservations requesting \$286,866 in Community Preservation Recreation funds for a new children's play area and renovation of the existing pathways to meet ADA regulations in the Kelley-Armstrong Park, Osterville. This request represents a portion of the total project cost of \$1,425,000 with \$1,138,134 in matching funds committed. A recreation restriction will be required to be executed. *Continued from July 18, 2022.*
- Application from Tales of Cape Cod, Inc. requesting \$125,000 in Community Preservation Historic Preservation funds to provide accessibility to the building by installing a lift leading to a new accessible entrance on the east side of the building and regrading to create an accessible walkway to the building. The total estimated cost of the project is \$372,497 with matching funds provided in the amount of \$120,000 from a Massachusetts Cultural Facilities Fund grant and \$147,497 in additional grants and private donations. *Continued from October 17, 2022.*

### Correspondence Received:

None received.

### Project Updates:

- Application from the Department of Public Works for Phase I restoration work to the Zion Union Historic Museum is on hold.
- Application from the Unitarian Church requesting \$300,000 in historic preservation funds for restoration of the church tower is anticipated for the CPC meeting in December 2022.

- Application from the Department of Public Works for restoration of the Osterville Recreation Playground is anticipated for a future CPC meeting.
- Marstons Mills Community Church will be returning to CPC with quotes for a building analysis report for their request for historic preservation funds for building upgrades.

Public Comment:

General Discussion:

Member Discussion:

- Election of Officers
- 2023 Community Preservation Committee Meeting Schedule
- CPC Handbook Updates.
- December 19, 2022, CPC Meeting Format

Adjournment:

***Next Regularly Scheduled CPC Meeting December 19, 2022***

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.



**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, October 17, 2022**  
**Regular CPC Meeting DRAFT Minutes**  
**Remote Access Meeting via Zoom Link: <https://zoom.us/j/89562303765>**  
**5:30 PM**

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

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: Tom Lee - **yes**, Marilyn Fifield – **yes**, Katherine Garofoli – **yes**, Stephen Robichaud - **yes**, James Tenaglia – **yes**, Deb Converse – **yes**, Lindsey Counsell - **yes**.  
Absent: Terry Duenas and Farley Lewis.

**Minutes**

The motion of Marilyn Fifield was seconded by Tom Lee to approve the August 15, 2022, Regular Community Preservation Committee meeting minutes as submitted. Motion carried with a roll call vote: **Yes – 6, No – 0, Abstained – 1.**

**Letters of Intent**

**A Letter of Intent was received from the Centerville-Osterville-Marstons Mills (COMM) Water Department requesting \$200,000 to enable COMM to obtain the professional services necessary to quickly respond to potential properties that may become available for the protection of the COMM District drinking water supply.**

- Superintendent Crocker of the COMM Water Department explained that he is seeking an open-ended fund of \$200,000 to draw upon for legal, consulting, engineering, and appraisals to provide necessary information for Water District meetings and voters should a parcel become available for potential purchase as open space to protect the COMM District drinking water supply. He noted that it is hard for the COMM Water District to come up with funding in the middle of a budget year should a parcel become available for acquisition, and he said he did not want to miss out on opportunities because of a lack of funds.

#### CPC Members Comments and Questions:

- James Tenaglia noted that the amount of \$200,000 seemed like a high dollar amount for professional services. He referenced the COMM Water District website where it appeared that COMM has \$14.5M in cash and said that the COMM Water District should be able to pay for appraisals for properties that could then be brought forward to CPC for consideration of funding to purchase.
- Tom Lee said he did not have a problem funding the legal portion and noted that in the past CPC has not funded any engineering for new water sources. He asked what type of engineering would be anticipated. Mr. Crocker explained it is not hard engineering in the scope of developing a water source, but he anticipated use of the funds for surveying and mapping out how a parcel could impact any nearby COMM land, as well as for assistance with grant applications by a consultant.
- Chair Counsell noted that the Hyannis Water Department has a similar fund for Zone I parcel acquisitions. He said CPC may want to standardize the requirements of the fund, as other water districts may also have an interest. He called this a good proposal, but he felt that some questions may need answers before it advances to Application.
- Referring to James Tenaglia's comment, Tom Lee said that CPC could instead fund \$100,000 to start, allowing return for more funding if needed.
- Chair Counsell said that appraisals can run up to \$10,000, especially if a federal grant is involved, with a lot of Federal grants now available for water protection, some with high dollar amounts. He also reminded of the high legal fees of the Wakeby Road project because it was complicated.
- Katherine Garofoli asked Mr. Crocker the amount of the FY 23 annual budget for COMM Water District surveys and appraisals and inquired if there is a list of properties the district is targeting for purchase. Mr. Crocker said that the District typically does not budget for professional services, noting that Wakeby Rd. came up in the middle of a year and hit the budget hard as an unexpected expense, despite partnering with other entities. He referred to a list of parcels that includes two specific parcels that the District would like to investigate for acquisition.
- Chair Counsell confirmed that Wakeby Road was the last property acquisition for water protection, noting that it was a partnership project. As an example, for a state grant, he reported a recent appraisal for a property at \$5,600 with legal services at \$250 per hour, explaining that title work is also often involved. He said CPC questions will be gathered and a plan for moving forward will be the next steps, after checking with Legal Dept.

PUBLIC COMMENT:

- Jessica Rapp-Grasseti inquired if the COMM Water District has put this request for \$200,000 on the annual warrant for the District voters. She said it may be a good place to start, as District voters may be willing to fund this in the budget. Mr. Crocker confirmed that it has not yet been brought to the District voters.

It was decided that CPC would consider the COMM Water District Letter of Intent once questions have been answered.

**A Letter of Intent was received requesting \$350,000 in Community Preservation Open Space/Recreation funds for the acquisition of a parcel of +/- 3.09 acres located at 153 Oakmont Road, Cummaquid. This parcel is adjacent to protected Barnstable Fire District land and would further protect this resource in perpetuity through a Conservation Restriction and preserve the character of the residential neighborhood from overdevelopment in the future.**

The Applicant, Mr. Martin Reilly, President of Reilly Associates, and Mr. Joe Berlandi, President of the Cummaquid Heights Neighborhood Association were present.

- Mr. Reilly explained that the parcel is under agreement for him to purchase from the Barnstable Housing Authority, and it abuts a 10.67-acre parcel owned by the Barnstable Fire District. He explained that his original plan was to develop the property through the 40B process for eight free-standing housing units in an over-age-55 community, with two of the eight units required to be affordable and the remaining six at market rate. He reported that he met with the Cummaquid Heights Neighborhood Association to seek their input in an effort to be respectful of the adjacent neighborhood. Since the neighbors preferred no further development, he said he was hoping to find a solution for the property that worked for all parties. He noted that it meets Community Preservation Act criteria for Open Space and would also benefit Barnstable Housing Authority, as the funds could be used to renovate its existing housing or create housing with sewer availability. He added that Barnstable Land Trust would be asked to hold the Conservation Restriction.
- Mr. Joe Berlandi said he met Mr. Reilly a few weeks ago to discuss issues and concerns in advance of the 40B project, and they decided to explore an alternative to the project.
- Mr. Reilly explained that the purchase price is \$325,000 but he is requesting \$350,000 in order to recoup his costs for architectural, engineering and legal services for the various plan iterations necessary to respond to the neighborhood concerns, noting that he would have to proceed with the project if acquisition of the parcel is not considered by CPC.
- Deb Converse, Barnstable Housing Authority representative on CPC, recused herself and turned off her camera.
- James Tenaglia noted that there could be pushback because the town is so desperate for housing. He explained that he thinks the question is who would create more units. He said he would like to know what Barnstable Housing Authority's plans are for housing with the funds they would receive for sale of this property. Mr. Reilly noted that he himself would be creating housing in

another location in Barnstable if the Oakmont property is, in fact, dedicated to open space.

- Steve Robichaud noted that the town is in dire need of housing now. He said he would prefer eight units now over \$350,000 for BHA's potential housing use.
- Katherine Garofoli asked if anyone can explain why Barnstable Housing Authority has not tried to build on the lot. Mr. Reilly noted that he could not speak for the BHA but that he understood that the BHA prefers to use Requests for Proposals (RFPs) for development of housing on their property, noting also that BHA is looking for places to build with greater density.
- Tom Lee said he was also conflicted between housing vs. water resource protection and asked what the plans are for the Barnstable Fire District (BFD) parcel and whether they have any interest in chipping in to protect the adjacent land. Mr. Reilly said he had a discussion with the BFD, and it is their intent to protect the 10-acre parcel in perpetuity as open space for any future needs that may arise. Mr. Reilly noted that BFD's financial condition is not good at present due to the cost of the newly installed \$20M filtration system for the Barnstable Fire District's water department.
- Katherine Garofoli said she needs to know why the Barnstable Housing Authority is selling the property when the Town needs housing. Mr. Reilly repeated that BHA usually does RFPs seeking developers to construct housing on their properties but, in this instance, that was not the case. He noted that the property was put under agreement with the intent of creating a small 40B housing development there, but BHA would need to speak for itself.

#### PUBLIC COMMENT:

- Town Councilor Gordon Starr said he was curious why the Barnstable Housing Authority was not required to offer the property to the Town before putting it on the open market. He said we need to think about whether we want to put 8 units of housing on the edge of the highway beyond walking distance to needed services and with no bus service.
- Mr. Steve Rizzo, from the abutting neighborhood, said that the Association supports Mr Reilly's proposal and expressed concern for the property that has always been a forested space that contributes to the aquifer at a much greater volume than developed space. He also noted that both the Association to Preserve Cape Cod and the Housing Assistance Corporation have maps of appropriate areas for potential development of affordable housing, but none of those areas are anywhere near this location.

It was decided that questions need to be answered before considering a vote, and Mr. Reilly noted that he had a meeting scheduled with the BHA on Thursday, October 20, 2022.

### **Applications:**

**An Application was received from Tales of Cape Cod, Inc., requesting \$125,000 in Community Preservation Historic Preservation funds to provide accessibility to the building by installing a lift leading to a new accessible entrance on the east side of the building and regrading to create an accessible walkway to the building. The total estimated cost of the project is \$372,497 with matching funds of \$120,000 provided from a Massachusetts Cultural Facilities Fund grant and \$147,497 in additional grants and private donations.**

Mr. Gene Guill, representing the Applicant, Tales of Cape Cod, narrated a PowerPoint presentation which included the following:

- History of the Olde Colonial Courthouse
- Historic Designations – Contributing Structure in Old King’s Highway Regional Historic District and National Register Historic District, listed on State Register
- Exterior access project for which partial funding is being sought is required by the State to meet its Accessibility Code.
- Accessibility project: regrading for accessible parking space; accessible walkway; new accessible entrance on east side of building; adding a mechanical lift to provide access to the first floor
- Total project cost: \$372,497; matching funds from \$120,000 Mass. Cultural Facilities Fund grant and \$147,497 in additional grants and private donations. CPC request - \$125,000.
- Breakdown of sources and uses of funds
- Project approvals received.
- Project timeline
- Prior and current CPC requests
- Future restoration projects: accessibility of south and west entrances

Tom Lee noted that prices may likely be higher when going out for final bids. Chair Counsell noted that a site visit will be needed and asked if there were detailed breakdowns of the 4 bids received. Mr. Guill confirmed detailed bids are included and confirmed that letters from required approvals are also included in the Application.

### **PUBLIC COMMENT**

None.

Site visit to the Olde Colonial Courthouse will be set up prior to the November 21, 2022, CPC meeting.

### **Discussion:**

**Pastor Angie Menke Ballou requested a discussion with CPC regarding the Historic Preservation Restriction denial of the Massachusetts Historical Commission related to the Cotuit Federated Church’s approved CPA grant.**

Ms. Jennifer Loughran, member of the Cotuit Federated Church and its Building Expansion Team, and a Cotuit resident, along with Pastor Angie Menke Ballou, thanked the Committee for the opportunity to speak regarding the Massachusetts Historical Commission’s denial of the Historic Preservation Restriction for the Church. Ms. Loughran narrated a PowerPoint presentation that included review of the background :

and process followed, as outlined in the CPC Handbook and Community Preservation Coalition flow chart. She explained that the Barnstable Historical Commission voted that the property was significant to the community in August 2022, as an eligibility requirement under the Community Preservation Act because it was not listed on the State Register. She stated that they were aware of the long process for the required Historic Preservation Restriction, but they were not aware that it could be denied at the end of the long process, and she now felt that this approval from the Mass. Historical Commission should be sought earlier in the process. She noted that there were costs associated with this grant process, including construction delay and changes to plans and materials, and she explained that there is no savings in going back now. She said fundraising has gone as far as it can, with most of the project supported by generous congregation members and adding that the CPC grant was needed to avoid taking on additional debt to close the gap. She explained that they have requested an appeal with Mr. Steinitz of the Massachusetts Historical Commission, and she requested a letter of support from the Community Preservation Committee.

CPC members spoke enthusiastically in support of the Cotuit Federated Church's appeal to the Mass. Historical Commission, confirmed that Barnstable Historical Commission had found the property to be significant, and discussed the meanings of portions of the denial letter from the Mass. Historical Commission. Marilyn Fifield, the Barnstable Historical Commission representative on CPC, reminded that she had voted favorably, but noted that the 3<sup>rd</sup> paragraph of the denial letter explained that the State did not find that the plans conformed to the Secretary of the Interior's Standards, as required by CPA, which is the basis of the denial.

Chair Counsell noted that the applicant provides the background and historical information for the State's Historic Preservation Restriction review, adding that it should be confirmed that all required documents had been provided to the Massachusetts Historical Commission for their decision. Chair Counsell noted that the CPC website warns of the lengthy process that all types of requisite Restrictions can take, reminding that release of the CPC grant funding is reliant on the recording of an executed Restriction. Chair Counsell said that review by the Massachusetts Historical Commission for eligibility will be moved to the beginning of the CPC process for Historic Preservation funds for future Applicants.

#### PUBLIC COMMENT

Councilor Jessica Rapp Grasseti expressed her concern regarding the denial by the State at the end of the process and suggested that all available information be sent to the Massachusetts Historical Commission.

After a brief discussion, it was decided that all relevant information and minutes from CPC and Barnstable Historical Commission meetings will be sent to the Cotuit Federated Church and that the CPC would support the appeal to the Mass. Historical Commission in writing, after review by three CPC members.

**Motion was made by James Tenaglia and seconded by Katherine Garofoli to give**

**Chair Counsell, Tom Lee and Marilyn Fifield the authority to sign off on a letter of support to the Massachusetts Historical Commission on behalf of the Cotuit Federated Church based upon CPC's support of their project in prior meetings. Roll Call Vote: Marilyn Fifield – yes, Deb Converse- yes, Katherine Garofoli -yes, Tom Lee- yes, Stephen Robichaud – yes, James Tenaglia – yes, and Lindsey Counsell – yes. 7 – Yes, 0 – No. Motion carried.**

**Correspondence Received:**

None received.

**Project Updates:**

Chair Counsell reviewed the following:

- Application from the Department of Public Works for Phase I restoration work to the Zion Union Historic Museum is on hold pending review of the lease.
- The Cotuit Federated Church Application approved at the May 5, 2022; Town Council hearing was denied a Historic Preservation Restriction by Massachusetts Historical Commission.
- An application from the Unitarian Church requesting \$300,000 in Historic Preservation funds for restoration of the church tower is anticipated for a CPC meeting in the Fall of 2022.
- Revised Application from the Trustees of Reservations for Armstrong Kelley Park improvements will be reviewed at a future CPC meeting. Drafting of a Recreation Restriction is in process.
- An application from the Department of Public Works for restoration of the Osterville Recreation Playground is anticipated for a future CPC meeting.
- Marstons Mills Community Church will be returning to CPC with quotes for a building analysis report to support their request for Historic Preservation funds for building upgrades.

**Public Comment:**

None

**General Discussion:**

None

**Member Discussion:**

The following was briefly discussed by CPC members:

- Election of Officers – Postponed to the November 21, 2022, meeting
- CPC Handbook Updates
- November 21, 2022, CPC Meeting Format – decided to be a remote meeting.
- Director of Finance, Mark Milne, is scheduled to update CPC members regarding the CP Fund at the November 21, 2022, CPC meeting.
- Discussion regarding delivery of meeting materials to CPC members.

**Adjournment:**

**Motion was made by James Tenaglia and seconded by Tom Lee to adjourn. Roll Call Vote: Marilyn Fifield – yes, Tom Lee – yes, Deb Converse – yes, Stephen Robichaud – yes, Kathrine Garofoli – yes, James Tenaglia – yes, Lindsey Counsell – yes. Meeting adjourned at 7:24 p.m.**

***Next Regularly Scheduled CPC Meeting November 21, 2022***

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

Exhibit 1 –CPC Agenda, October 17, 2022.

Exhibit 2 –Draft CPC Regular Meeting Minutes from the August 15, 2022, meeting.

Exhibit 3 – Letter of Intent – Centerville-Osterville-Marstons Mills Water Department

Exhibit 4 – Letter of Intent – Reilly Associates

Exhibit 5 – Application – Tales of Cape Cod

Exhibit 6 - PowerPoint Presentation – Cotuit Federated Church

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. The Committee may also act on items in an order other than they appear on this agenda.

**TOWN OF BARNSTABLE**  
**Community Preservation Fund**  
**Balance Sheet**  
**On June 30, 2022**

	<u>Program</u>			<u>Administration</u>	<u>Undesignated</u>	<u>Total</u>
	<u>Community Housing</u>	<u>Historic Preservation</u>	<u>Recreation &amp; Open Space</u>			
<b><u>Assets</u></b>						
Cash and investments	\$ 711,182	\$ 935,170	\$ 3,024,799	\$ 49,265	\$ 6,759,462	\$ 11,479,877
Surtaxes receivable	-	-	-	-	282,822	282,822
State grant receivable			250,680			250,680
Amounts to be provided for payment of bonds	-	433,500	-	-	1,547,700	1,981,200
Total assets	<u>\$ 711,182</u>	<u>\$ 1,368,670</u>	<u>\$ 3,275,479</u>	<u>\$ 49,265</u>	<u>\$ 8,589,983</u>	<u>\$ 13,994,579</u>
<b><u>Liabilities and Fund Balance</u></b>						
Liabilities:						
Deferred revenue	\$ -	\$ -	\$ -	\$ -	\$ 282,822	\$ 282,822
Accrued payroll	-	-	-	-	1,347	1,347
Other liabilities	-	-	-	-	1,872	1,872
Bonds Payable	-	433,500	-	-	1,547,700	1,981,200
Total liabilities	<u>-</u>	<u>433,500</u>	<u>-</u>	<u>-</u>	<u>1,833,740</u>	<u>2,267,240</u>
Fund Balance:						
Reserved for Encumbrances	-	7,764	180,732	49,265	-	237,761
Reserved for Continuing Appropriations	711,182	665,627	2,091,836	-	-	3,468,645
Reserved for Future Appropriation	-	261,778	1,002,911	-	6,756,243	8,020,932
Total fund balance	<u>711,182</u>	<u>935,170</u>	<u>3,275,479</u>	<u>49,265</u>	<u>6,756,242.95</u>	<u>11,727,339</u>
Total liabilities and fund balance	<u>\$ 711,182</u>	<u>\$ 1,368,670</u>	<u>\$ 3,275,479</u>	<u>\$ 49,265</u>	<u>\$ 8,589,983</u>	<u>\$ 13,994,579</u>

**TOWN OF BARNSTABLE**  
**Community Preservation Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Year Ending June 30, 2022**

	<b>Program Area</b>			<b>Administration Expenses</b>	<b>Undesignated</b>	<b>Total</b>
	<b>Community Housing</b>	<b>Historic Preservation</b>	<b>Recreation &amp; Open Space</b>			
<b><u>Revenues</u></b>						
Surtax					\$ 3,919,803	\$ 3,919,803
State aid			250,680		1,770,709	2,021,389
Investment earnings					72,179	72,179
Total revenues	-	-	250,680	-	5,762,691	6,013,371
<b><u>Expenditures</u></b>						
Administrative Expenses				94,754		94,754
Community Recreation			514,709			514,709
Open space			826,738			826,738
Community Housing	2,500,000					2,500,000
Historic Preservation		260,396				260,396
Debt Service		77,412			1,567,306	1,644,718
Total expenditures	2,500,000	337,808	1,341,447	94,754	1,567,306	5,841,315
Excess revenues (expenditures) before transfers	(2,500,000)	(337,808)	(1,090,768)	(94,754)	4,195,385	172,056
<b><u>Transfers</u></b>						
FY22 set-asides	522,873	522,873	522,873	-	(1,568,619)	-
FY22 administrative budget	-	-	-	200,000	(200,000)	-
Close FY22 Admin Budget				(56,851)	56,851	-
Centerville recreation center			816,793		(816,793)	-
Transfer for Affordable Housing Trust	1,438,668				(1,438,668)	-
Total transfers	1,961,541	522,873	1,339,666	143,149	(3,967,229)	-
Excess revenues (expenditures) after transfers	(538,459)	185,066	248,898	48,396	228,155	172,056
Fund balance, beginning	1,249,641	750,104	3,026,581	870	6,528,088	11,555,283
Fund balance, ending	\$ 711,182	\$ 935,170	\$ 3,275,479	\$ 49,265	\$ 6,756,243	\$ 11,727,339

**TOWN OF BARNSTABLE**  
**Community Preservation Fund**  
**Schedule of Unreserved Fund Balances By Program Area**  
**As of June 30, 2022**

	<u>Program Area</u>			<u>Budget Reserve</u>	<u>Undesignated</u>	<u>Total</u>
	<u>Community Housing</u>	<u>Historic Preservation</u>	<u>Open Space Recreation</u>			
Fund Balance Forward From FY21	\$ 538,459	\$ 338,136	\$ 544,627	\$ -	\$ 6,528,088	\$ 7,949,310
FY22 Revenue	-	-	250,680	-	5,762,691	6,013,371
<b><u>FY 2022 Appropriations:</u></b>						
FY 2022 Set-asides	522,873	522,873	522,873	1,872,563	(3,441,182)	-
FY 2022 Administrative Budget	-	-	-	-	(200,000)	(200,000)
FY 2022 Debt Service	-	(77,412)	-	-	(1,567,306)	(1,644,718)
2021-187 Barnstable Historical Society	-	(89,950)	-	-	-	(89,950)
2022-003 Centerville Recreation Center	-	-	-	-	(816,793)	(816,793)
2022-004 Barnstable Hollow Field Playground	-	-	(125,000)	-	-	(125,000)
2022-011 Affordable Housing Trust Fund	(1,061,332)	-	-	(1,438,668)	-	(2,500,000)
2022-035 Sturgis Library Building	-	(165,000)	-	-	-	(165,000)
2022-143 Dottridge Icehouse	-	(87,500)	-	-	-	(87,500)
2022-152 Little League Restrooms	-	-	(200,000)	-	-	(200,000)
2022-153 Cotuit Federated Church	-	(179,369)	-	-	-	(179,369)
<b>Subtotal</b>	<b>(538,459)</b>	<b>(76,358)</b>	<b>197,873</b>	<b>433,895</b>	<b>(6,025,281)</b>	<b>(6,008,330)</b>
<b><u>Returned Funds:</u></b>						
2021-123 28 Falcon Rd	-	-	9,731	-	-	9,731
Close Balance in FY22 Budget Reserve	-	-	-	(433,895)	433,895	-
Close Remaining Balance in FY22 Admin Funds	-	-	-	-	56,851	56,851
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>9,731</b>	<b>(433,895)</b>	<b>490,746</b>	<b>66,582</b>
<b>Remaining Balance Available</b>	<b>\$ (0)</b>	<b>\$ 261,778</b>	<b>\$ 1,002,911</b>	<b>\$ -</b>	<b>\$ 6,756,243</b>	<b>\$ 8,020,932</b>

**TOWN OF BARNSTABLE**  
**Community Preservation Fund**  
**Active Appropriations**  
**As of June 30, 2022**

Category	Town Council Order	Project Title	Budget	Expended	Encumbered	Balance	% USED
OSR	2008-022	MILLS PROPERTY	\$ 150,000.00	\$ -	\$ 150,000.00	\$ -	100.0%
CH	2013-072	AFFORDABLE ACCESSORY HOUSING	200,000.00	163,718.17	-	36,281.83	81.9%
OSR	2014-010	LAND ACQUISITION-HYANNIS	50,000.00	-	-	50,000.00	0.0%
HP	2014-142	BURGESS BARN RESTORATION	193,849.00	118,419.70	6,513.09	68,916.21	64.4%
OSR	2015-130	CAPE COD RAIL TRAIL EXTENSION	215,515.00	206,869.42	881.85	7,763.73	96.4%
OSR	2015-138	111 PRINCE AVE. ACQUISITION	300,000.00	277,075.00	-	22,925.00	92.4%
HP	2015-153	TOWN HALL RENOVATIONS	185,000.00	97,403.62	-	87,596.38	52.7%
HP	2016-114	WB COMMUNITY BUILDING WINDOWS	327,996.00	312,711.99	265.00	15,019.01	95.4%
OSR	2016-171	RECREATION FIELD STUDY	137,528.00	124,620.00	3,060.00	9,848.00	92.8%
CH	2017-048	AFFORDABLE HOUSING PROGRAM	75,000.00	100.00	-	74,900.00	0.1%
HP	2017-107	FEDERATED CHURCH OF HYANNIS	54,100.00	49,000.00	-	5,100.00	90.6%
HP	2018-009	CENTERVILLE REC BLDG RESTORATION	163,800.00	109,463.09	-	54,336.91	66.8%
CH	2018-019	ACCESSORY AFFORDABLE APT	200,000.00	-	-	200,000.00	0.0%
OSR	2019-005	CCRT SHARED PEDESTRIAN/BIKE PATH	80,000.00	76,070.00	3,930.00	-	100.0%
HP	2019-083	SAINT MARY'S RESTORATION	147,725.00	141,808.00	-	5,917.00	96.0%
OSR	***	HYANNIS GOLF COURSE	1,449,000.00	576,100.00	-	872,900.00	39.8%
OSR	2020-011	BARNSTABLE HOLLOW FIELD	162,180.00	160,573.60	-	1,606.40	99.0%
HP	2020-013	ANNUAL TOWN REPORT RESTORATION	136,055.00	132,372.84	986.00	2,696.16	98.0%
CH	2020-136	560 W MAIN ST HYANNIS	400,000.00	-	-	400,000.00	0.0%
OSR	2021-036	PICKLEBALL/TENNIS COURTS	522,569.00	504,709.00	17,860.00	-	100.0%
HP	2021-187	BARNSTABLE HISTORICAL SOCIETY	89,950.00	-	-	89,950.00	0.0%
OSR	2022-003	CENTERVILLE RECREATION CENTER	816,793.00	10,000.00	5,000.00	801,793.00	1.8%
OSR	2022-004	BARNSTABLE HOLLOW FIELD PLAYGROUND	125,000.00	-	-	125,000.00	0.0%
HP	2022-035	STURGIS LIBRARY BUILDING	165,000.00	95,773.32	-	69,226.68	58.0%
HP	2022-143	DOTTRIDGE ICEHOUSE	87,500.00	-	-	87,500.00	0.0%
OSR	2022-152	LITTLE LEAGUE RESTROOMS	200,000.00	-	-	200,000.00	0.0%
HP	2022-153	COTUIT FEDERATED CHURCH	179,369.00	-	-	179,369.00	0.0%
<b>TOTALS</b>			<b>\$ 6,813,929.00</b>	<b>\$ 3,156,787.75</b>	<b>\$ 188,495.94</b>	<b>\$ 3,468,645.31</b>	<b>49.1%</b>

OSR	Open Space/Recreation program	\$ 4,208,585.00	\$ 1,936,017.02	\$ 180,731.85	\$ 2,091,836.13
HP	Historic preservation program	1,730,344.00	1,056,952.56	7,764.09	665,627.35
CH	Community housing program	875,000.00	163,818.17	-	711,181.83
<b>TOTALS BY CATEGORY</b>		<b>\$ 6,813,929.00</b>	<b>\$ 3,156,787.75</b>	<b>\$ 188,495.94</b>	<b>\$ 3,468,645.31</b>

\*\*\* Balance in Hyannis Golf Course subject to annual appropriation by the Town Council.

Town of Barnstable  
Community Preservation Fund  
Schedule of Outstanding Loans - Includes Principal and Interest  
As of June 30, 2022

Issue	Issue Date	Maturity Date	Amount	Payments Due In:									
				FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total	
Advance Refund 6/15/2003 Landbank Acquisitions	04/18/12	09/15/22	\$ 964,600	96,492	-	-	-	-	-	-	-	-	\$ 96,492
Advance Refund 6/15/2004 Landbank Acquisitions 3	04/18/12	09/15/22	\$ 5,385,600	567,732	-	-	-	-	-	-	-	-	\$ 567,732
Advance Refund 6/15/2004 Landbank Acquisitions 2	04/18/12	09/15/22	\$ 227,300	25,500	-	-	-	-	-	-	-	-	\$ 25,500
Land Acquisition - 2004-105 Bone Hill \$200k Refunded	02/17/15	02/15/25	\$ 90,850	10,080	9,720	9,360	-	-	-	-	-	-	\$ 29,160
Land Acquisition - 06-15-05 - 2004-106 \$180k Refunded	02/17/15	02/15/25	\$ 73,600	4,480	4,320	4,160	-	-	-	-	-	-	\$ 12,960
Land Acquisition - Hyannis Golf \$5,500,000 Refunded	02/17/15	02/15/25	\$ 2,496,300	277,620	266,700	255,320	-	-	-	-	-	-	\$ 799,640
Land Acquisition - Archibald \$500,000 Refunded	02/17/15	02/15/26	\$ 212,100	26,450	25,530	24,610	23,690	-	-	-	-	-	\$ 100,280
Town Hall Renovations Refi 6/15/10	03/15/21	06/30/30	\$ 487,550	74,675	72,525	70,350	67,650	65,450	62,725	60,500	57,750	57,750	\$ 531,625
<b>Total Community Preservation Fund</b>				<b>\$ 1,083,029</b>	<b>\$ 378,795</b>	<b>\$ 363,800</b>	<b>\$ 91,340</b>	<b>\$ 65,450</b>	<b>\$ 62,725</b>	<b>\$ 60,500</b>	<b>\$ 57,750</b>	<b>\$ 57,750</b>	<b>\$ 2,163,389</b>
Drop-off in Debt				\$ (561,689)	\$ (704,234)	\$ (14,995)	\$ (272,460)	\$ (25,890)	\$ (2,725)	\$ (2,225)	\$ (2,750)	\$ (2,750)	

DATE: NOVEMBER 16, 2022

TO: LINDSEY COUNSELL  
CHAIRMAN  
TOWN OF BARNSTABLE  
COMMUNITY PRESERVATION COMMITTEE  
367 MAIN STREET, HYANNIS, MA 02601

FROM: MARTIN T REILLY  
PURCHASER OF BARNSTABLE HOUSING AUTHORITY PROPERTY  
3.09 +/- ACRES  
153 OAKMONT ROAD, CUMMAQUID, BARNSTABLE

SUBJECT: REQUEST TOWN OF BARNSTABLE  
COMMUNITY PRESERVATION COMMITTEE  
PURCHASE OF BARNSTABLE HOUSING AUTHORITY PROPERTY  
3.09 +/- ACRES  
153 OAKMONT ROAD, CUMMAQUID, BARNSTABLE  
UPDATE FOR SECOND CPC PUBLIC MEETING - MONDAY  
NOVEMBER 21 2022

DEAR CHAIRMAN COUNSELL AND MEMBERS OF THE COMMITTEE,

#### I. INTRODUCTION

I WRITE YOU TODAY - AS A FOLLOW UP TO OUR INITIAL MEETING AND DISCUSSION OF MONDAY OCTOBER 17, 2022 - AND MY LETTER OF INTENT TO THE CPC - DATED OCTOBER 11, 2022 FORMALLY REQUESTING THE TOWN OF BARNSTABLE COMMUNITY PRESERVATION COMMUNITY TO CONSIDER PURCHASING THE 3.09+ ACRE PROPERTY LOCATED AT 153 OAKMONT ROAD, CUMMAQUID, BARNSTABLE FOR OPEN SPACE IN PERPETUITY - WITH A CONSERVATION RESTRICTION - PREVENTING THE PROPERTY FROM EVER BEING DEVELOPED IN THE FUTURE.

THE REASONS FOR THIS REQUEST FOR COMMUNITY PRESERVATION COMMUNITY [CPC] PURCHASE OF THIS PROPERTY FOR \$350,000 - WITH PRESENTLY AVAILABLE FUNDS ARE AS FOLLOWS:

I. NEED FOR PRESERVATION OF OPEN SPACE IN TOWN OF BARNSTABLE

NEED FOR OPEN SPACE IN THE HEAVILY DEVELOPED RESIDENTIAL NEIGHBORHOOD TO ENSURE QUALITY OF LIFE AND PRESERVE THE CHARACTER OF THE RESIDENTIAL NEIGHBORHOOD AND TO PROTECT THE RESIDENTIAL NEIGHBORHOOD FROM OVERDEVELOPMENT IN THE FUTURE

II. MAKES MONEY AVAILABLE TO BARNSTABLE HOUSING AUTHORITY FOR NEEDED HOUSING IN TOWN OF BARNSTABLE

PURCHASE OF THE PROPERTY BY THE TOWN OF BARNSTABLE WITH AVAILABLE COMMUNITY PRESERVATION ACT FUNDS - WILL MAKE IT POSSIBLE FOR THE BARNSTABLE HOUSING AUTHORITY TO RECEIVE NEEDED FUNDS WHICH CAN BE USED BY THE BARNSTABLE HOUSING AUTHORITY TO CREATE NEW NEEDED MODERATE, AFFORDABLE PRICED HOUSING FOR THE TOWN OF BARNSTABLE CONSISTENT WITH THE PROVISIONS AND CRITERION FOR USE OF COMMUNITY PRESERVATION ACT FUNDS

III. PROTECTS ADJACENT BARNSTABLE FIRE /WATER DISTRICT PROPERTY

THE PROPERTY IS ADJACENT TO THE BARNSTABLE FIRE / WATER DISTRICT 10+/- ACRE PROTECTED PROPERTY AT 175 OAKMONT ROAD AND ACQUISITION OF THE 3.6 +/- PROPERTY AT 153 OAKMONT ROAD - WITH AN OPEN SPACE CONSERVATION RESTRICTION PREVENTING FUTURE DEVELOPMENT WILL IMPORTANTLY FURTHER PROTECT THIS AREA AND RESOURCE FOR THE BENEFIT OF THE ENTIRE CUMMAQUID HEIGHTS NEIGHBORHOOD AND BARNSTABLE FIRE / WATER DISTRICT IN THE FUTURE

IV. ENTIRE CUMMAQUID HEIGHTS NEIGHBORHOOD SUPPORTS PURCHASE OF THE PROPERTY BY TOWN OF BARNSTABLE USING AVAILABLE CPC FUNDS

THE ENTIRE CUMMAQUID HEIGHTS NEIGHBORHOOD ASSOCIATION AND AREA RESIDENTS ARE FULLY SUPPORTIVE OF THE TOWN OF BARNSTABLE PURCHASING THIS PROPERTY WITH PRESENTLY AVAILABLE COMMUNITY PRESERVATION FUNDS BECAUSE IT IS CONSISTENT WITH THE CRITERION FOR USE OF CPC FUNDS AND IT WILL MAKE IT POSSIBLE FOR THE PRESERVATION OF:

1. NEEDED OPEN SPACE WITH A CONSERVATION RESTRICTION IN PERPETUITY;
2. PROVIDE FUNDS TO THE BARNSTABLE HOUSING AUTHORITY TO CREATE NEEDED AFFORDABLE HOUSING;
3. FUTHER PROTECTS THE ADJACENT BARNSTABLE FIRE/ WATER DISTRICT RESOURCE AND PROPERTY;
4. PRESERVES THE RESIDENTIAL CHARACTER OF THE CUMMAQUID HEIGHTS NEIGHBORHOOD AND PROTECTS IT FROM OVER DEVELOPMENT IN THE FUTURE - IN A MANNER WHICH IS A WIN-WIN-WIN, FOR THE TOWN OF BARNSTABLE, THE BARNSTABLE HOUSING AUTHORITY, THE BARNSTABLE FIRE/ WATER DISTRICT, THE CUMMAQUID HEIGHTS RESIDENTIAL NEIGHBORHOOD AND ALL PARTIES FOR POSTERITY.

FOR THE REASONS I OUTLINED IN MY LETTER OF INTENT - DATED OCTOBER 11, 2022 - A COPY OF WHICH IS ATTACHED HERETO - I AM WRITING YOU TODAY -TO ONCE AGAIN ASK FOR YOUR APPROVAL OF THIS REQUEST AND TO FURTHER RESPECTFULLY REQUEST THAT YOU TAKE A FORMAL FINAL VOTE ON THIS MATTER AT YOUR NEXT SCHEDULED MEETING ON MONDAY NOVEMBER 21, 2022 - IN FAIRNESS TO ALL PARTIES - TO LET US KNOW OF YOUR FINAL DECISION SO THE DATES AND TIMEFRAMES FOR PURCHASE AND SALE OF THE PROPERTY CAN BE ADHERED TO - AND THE BARNSTABLE HOUSING AUTHORITY CAN OBTAIN GREATLY NEEDED REVENUE FROM THE SALE OF THIS PROPERTY FOR THEIR HOUSING RELATED USE AND NEEDS.

SPECIFICALLY, THIS VOTE ON NOVEMBER 21 IS IMPORTANT FOR:

- ME AS THE BUYER OF THE PROPERTY WHO HAS PUT ALL PLANS FOR THE RESIDENTIAL DEVELOPMENT OF THIS PROPERTY ON HOLD - IN AN EFFORT TO BE AS RESPECTFUL AS POSSIBLE TO THE NEIGHBORS - IN THEIR EFFORTS TO HAVE THE CPC / TOWN OF BARNSTABLE ACQUIRE THE PROPERTY AS OPEN SPACE FOR THE PRICE OF \$350,000. THIS FAIR SALE PRICE OF \$350,000 – WILL RESULT IN NO PROFIT TO ME - IN SPITE OF THE PROPERTY’S SUBSTANTIALLY GREATER VALUE IF DEVELOPED – AND WOULD BE DISTRIBUTED IN THE FOLLOWING MANNER - WITH \$325,000 GOING DIRECTLY TO THE BARNSTABLE HOUSING AUTHORITY FOR THEIR HOUSING NEEDS AND USE - AND THE OTHER \$25,000 IN FUNDS TO REIMBURSE ME FOR ENGINEERING, ARCHITECTURAL, LEGAL FEES, AND COSTS INCURRED - AND ALREADY EXPENDED - RELATED TO THE POSSIBLE DEVELOPMENT OF 8 SINGLE FAMILY RESIDENTIAL HOMES ON THE PROPERTY.
- THE RESIDENTS OF THE CUMMAQUID HEIGHTS NEIGHBORHOOD AND THE CUMMAQUID HEIGHTS NEIGHBORHOOD ASSOCIATION WHERE THE PROPERTY IS LOCATED – AND WHO ARE OPPOSED TO THE DEVELOPMENT OF THE PROPERTY FOR 8 SINGLE FAMILY HOMES - 2 OF WHICH WILL BE AFFORDABLE AND DEED RESTRICTED AS AFFORDABLE IN PERPETUITY - AND WHO GREATLY DESIRE THE PROPERTY TO BE PURCHASED BY YHE CPC / TOWN OF BARNSTABLE FOR OPEN SPACE IN PERPETUITY.
- THE BARNSTABLE HOUSING AUTHORITY - AS PRESENT OWNERS OF THE PROPERTY - WHO NEED THE \$325,000 IN REVENUE FROM THE SALE OF THE PROPERTY - FOR THE MAINTENANCE AND REPAIR OF THEIR EXISTING HOUSING STOCK AND USE IN CREATING NEW NEEDED HOUSING OF EVEN GREATER DENSITY IN AN AREA OF THE TOWN OF BARNSTABLE SERVED BY BOTH PUBLIC WATER AND PUBLIC SEWER - IN THEIR EFFORTS TO CREATE LARGE SCALE HOUSING TO MEET THE GREAT NEED AND DEMAND FOR MODERATE, AFFORDABLE HOUSING IN THE TOWN OF BARNSTABLE AND CAPE COD.

II. UPDATE ON MEETINGS HELD SINCE OCTOBER 17, 2022 MEETING  
ANSWERS TO QUESTIONS OF BARNSTABLE HOUSING AUTHORITY  
REQUESTED AT THE OCTOBER 17, 2022 MEETING

THE PURPOSE OF THIS LETTER IS TO ALSO UPDATE YOU ON MEETINGS I HAVE HAD ON THIS MATTER SINCE WE LAST MET ON OCTOBER 17, 2022 - WITH THE CUMMAQUID HEIGHTS NEIGHBORHOOD ASSOCIATION - AND THE BARNSTABLE HOUSING AUTHORITY - IN MY EFFORTS TO OBTAIN ANSWERS TO QUESTIONS ASKED BY MEMBERS OF THE CPC COMMITTEE REGARDING THE BARNSTABLE HOUSING AUTHORITY DECISION TO SELL THE PROPERTY, THEIR PROPOSED USE OF FUNDS DERIVED FROM THE SALE OF THE PROPERTY, AND HOW THE BHA HAS USED FUNDS IN THE PAST PROVIDED TO THEM BY THE CPC.

SPECIFICALLY:

I. MEETING WITH CUMMAQUID HEIGHTS NEIGHBORHOOD  
ASSOCIATION SUNDAY OCTOBER 23, 2022 - OVER 110 ATTENDEES  
PETITION OF SUPPORT FOR CPC OPEN SPACE PURCHASE

ON SUNDAY AFTERNOON OCTOBER 23, 2022 I ATTENDED THE ANNUAL MEETING OF THE CUMMAQUID HEIGHTS NEIGHBORHOOD ASSOCIATION. THE MEETING WAS THE LARGEST EVER HELD IN THE HISTORY OF THE CUMMAQUID HEIGHTS NEIGHBORHOOD ASSOCIATION AND WAS ATTENDED BY OVER 110 PEOPLE / NEIGHBORS ALL OF WHOM EXPRESSED GREAT CONCERNS ABOUT THE POSSIBILITY OF AN 8 HOME SINGLE FAMILY RESIDENTIAL 40 B DEVELOPMENT PROJECT BEING BUILT IN THEIR PREDOMINANTLY 1 ACRE SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD.

AT THE MEETING - THE NEIGHBORS SIGNED A PETITION OF SUPPORT IN FAVOR OF THE PURCHASE OF THE 3.09+ ACRE PROPERTY BY THE COMMUNITY PRESERVATION COMMITTEE FOR OPEN SPACE IN PERPETUITY WITH A CONSERVATION RESTRICTION – REQUESTING THE UTILIZATION OF PRESENTLY AVAILABLE CPC FUNDS - TO PREVENT THE PROPERTY FROM EVER BEING DEVELOPED IN THE FUTURE.

ATTACHED AS A PDF - ARE COPIES OF THE SIGNED PETITION OF SUPPORT FOR OPEN SPACE - WHICH I PRESENT TO YOU FOR YOUR CONSIDERATION - AS YOU RENDER A DECISION IN THIS MATTER

NOTE: MANY OF THE NEIGHBORS WILL BE PARTICIPATING IN THE ZOOM PUBLIC MEETING ON MONDAY NOVEMBER 21, 2022 - AND THEY WOULD LIKE TO BE RECOGNIZED DURING THE MEETING TO EXPRESS THEIR SENTIMENTS AND SUPPORT OF THE REQUEST FOR OPEN SPACE PURCHASE BY THE CPC / TOWN OF BARNSTABLE

II. MEETING WITH BARNSTABLE HOUSING AUTHORITY  
BOARD OF DIRECTORS - THURSDAY OCTOBER 20, 2022

ON THURSDAY OCTOBER 20, 2022 - FOLLOWING MY INITIAL MEETING WITH THE CPC - I MET WITH THE BARNSTABLE HOUSING AUTHORITY BOARD OF DIRECTORS TO:

- UPDATE THEM ON ALL ASPECTS OF THE STATUS OF MY PLANS FOR POSSIBLE DEVELOPMENT OF THE PROPERTY, AND;
- TO INFORM THE BOARD OF DIRECTORS OF THE RESULTS OF MY NUMEROUS MEETINGS WITH NEIGHBORS - AND THE CUMMAQUID HEIGHTS NEIGHBORHOOD ASSOCIATION BOARD OF DIRECTORS - AND THEIR CONCERNS AND OPPOSITION TO THE PROJECT - AND;
- TO INFORM THE BHA BOARD OF MY DECISION TO PUT THE PROJECT ON HOLD - AND INSTEAD REQUEST THE CPC TO BUY THE PROPERTY FOR OPEN SPACE – CONSISTENT WITH ALLOWED USES FOR CPC FUNDS – AND;
- TO INFORM THE BHA OF RESULTS OF MY FORMAL MEETING WITH THE CPC ON OCTOBER 17, 2022 TO ASK THE CPC TO PURCHASE THE BHA PROPERTY - WHICH COULD BE A WIN WIN WIN FOR ALL PARTIES FOR THE FOLLOWING REASONS.

SPECIFICALLY:

1. THE CPC - AS IT COULD OBTAIN OPEN SPACE CONSISTENT WITH ALLOWED USES OF CPC MONEY - ADJACENT TO A 10+ ACRE BARNSTABLE FIRE / WATER DISTRICT PROTECTED PROPERTY

2. THE BHA - BECAUSE IT WOULD PROVIDE THE BHA WITH \$325,000 IN NEEDED FUNDING / REVENUE FOR HOUSING - FOR MAINTENANCE AND REPAIR OF EXISTING HOUSING AND POSSIBLE CREATION OF NEW NEEDED MODERATE / AFFORDABLE HOUSING IN AN AREA OF TOWN SERVED BY PUBLIC SEWER ALLOWING FOR THE CREATION OF MORE MODERATE / AFFORDABLE HOUSING UNITS
3. THE CUMMAQUID HEIGHTS NEIGHBORHOOD - ALL OF WHOM SUPPORT THE PURCHASE OF THE PROPERTY FOR OPEN SPACE - WITH SOME OF THE AVAILABLE FUNDS THE CPC PRESENTLY HAS IN THEIR BUDGET FOR THIS USE.

FINALLY - I EXPLAINED TO THE BHA BOARD THAT THE CPC ALSO HAD SEVERAL QUESTIONS THEY WANTED ANSWERS TO - FROM THE BHA - BEFORE THEY COULD PROCEED TO RENDER A FINAL DECISION / VOTE ON MY REQUEST FOR THE CPC / TOWN OF BARNSTABLE PURCHASE OF THE PROPERTY AS OPEN SPACE.

THE SPECIFIC QUESTIONS I ASKED THE BHA FOR ANSWERS ON FOR THE CPC BOARD WERE AS FOLLOWS:

#### QUESTION # 1

- WHY DID THE BHA NOT DEVELOP THE PROPERTY FOR HOUSING?
- THE BHA SAID THEY USUALLY DO NOT DEVELOP PROPERTY THEMSELVES - DUE TO THE FACT THAT WHEN THEY DEVELOP PROPERTY, THEY HAVE TO PAY PREVAILING WAGE RATES FOR ALL RELATED WORK ON THE PROJECT AND THE COST OF THEM PRODUCING / DEVELOPING THE HOUSING GOES UP EXPONENTIALLY. AS A RESULT OF THESE EXCESSIVE DEVELOPMENT COSTS FOR THE BHA, THEY GENERALLY PUT THEIR PROJECTS OUT TO BID AND LET PRIVATE DEVELOPERS DEVELOP THE PROPERTY FOR HOUSING

## QUESTION # 2

- WHAT WILL THE BHA DO WITH THE \$325,000 THEY WOULD RECEIVE FROM THE SALE OF THE PROPERTY?
- THE BHA SAID THEY WOULD / WILL USE THE GREATLY NEEDED FUNDING / REVENUE FROM THE SALE OF THIS PROPERTY TO MAINTAIN AND REPAIR THEIR EXISTING INVENTORY OF BHA OWNED EXISTING HOUSING - WHICH IS EXTREMELY EXPENSIVE TO MAINTAIN IN GOOD CONDITION - WITH CONSTANTLY NEEDED REPAIRS - AND THEY ALSO ARE LOOKING TO ACQUIRE OTHER PROPERTY SERVED BY PUBLIC WATER AND PUBLIC SEWER - WHERE IT WOULD BE POSSIBLE TO DEVELOP MORE UNITS OF HOUSING - WITH GREATER DENSITY TO ADDRESS THE TREMENDOUS HOUSING NEEDS AND SHORTAGE OF AVAILIBLE HOUSING IN THE TOWN OF BARNSTABLE AND CAPE COD

## QUESTION #3

- AS ASKED BY A FEW MEMBERS OF THE CPC COMITEE - WHO STATED THAT THE BHA HAS ALREADY RECEIVED A SUBSTANTIAL AMOUNT OF MONEY FOR HOUSING FROM THE CPC – THEIR SPECIFIC QUESTION WAS WHAT HAS THE BHA DONE WITH ALL THE SUBSTANTIAL MONEY THEY HAVE ALREADY BEEN GIVEN BY THE CPC FOR THE CREATION OF NEEDED AFFORDABLE HOUSING IN THE TOWN OF BARNSTABLE?
- IN ANSWERING THIS QUESTION, THE BHA STATED AND INFORMED ME - THAT THEY HAVE NOT BEEN GIVEN A SUBSTANTIAL AMOUNT OF MONEY FROM THE CPC FOR HOUSING IN THE PAST – AND ONLY HAVE RECEIVED A MINIMAL AMOUNT FROM THE CPC - AND THAT THE CPC MONEY FOR HOUSING HAS INSTEAD BEEN GIVEN TO THE BARNSTABLE HOUSING TRUST – AND THEY HAVE NOT RECEIVED ANY SIGNIFIGANT AMOUNT OF MONEY FROM THE CPC

### III. CONCLUSION

NOW THAT THE CPC HAS BEEN UPDATED ON ALL MEETINGS RELATIVE TO THIS PROPOSED REQUEST - AND PROVIDED ANSWERS TO QUESTIONS OF THE BHA - AS IT RELATES TO THEIR PROPOSED USE OF FUNDS FROM THIS SALE OF PROPERTY - ON BEHALF OF MYSELF AND THE CUMMAQUID HEIGHTS NEIGHBORHOOD ASSOCIATION - WE RESPECTFULLY ASK THE CPC TO VOTE / APPROVE THIS POSSIBLE PURCHASE OF THE 3.09+ ACRES OF PROPERTY AT 153 OAKMONT ROAD, CUMMAQUID BARNSTABLE FOR OPEN SPACE IN PERPETUITY - WITH A CONSERVATION RESTRICTION - FOR THE REASONS OUTLINED IN DETAIL IN MY INITIAL LETTER DATED OCTOBER 11, 2022 - AS PRELIMINARILY DISCUSSED ON OCTOBER 17, 2022 - AT YOUR NEXT SCHEDULED PUBLIC MEETING ON MONDAY NOVEMBER 21, 2022.

I / WE LOOK FORWARD TO THIS DISCUSSION WITH THE CPC BOARD AT THE TIME - AND THE OUTCOME OF YOUR FINAL VOTE / DECISION IN THIS MATTER - FOR ALL PARTIES - FOR THE REASONS EXPLAINED IN THIS LETTER - AND MY PREVIOUS INITIAL LETTER - DATED OCTOBER 11, 2022.

RESPECTFULLY SUBMITTED,



MARTIN T REILLY  
PURCHASER OF PROPERTY  
PRESIDENT  
REILLY ASSOCIATES  
617-872-9933  
[Mreillyassociates@gmail.com](mailto:Mreillyassociates@gmail.com)

ENC. PDF ATTACHMENTS

- INITIAL LETTER OCTOBER 11, 2022 AND GIS MAPS
  - 3.09+ ACRE - 153 OAKMONT ROAD PROPERTY / BARNSTABLE HOUSING AUTHORITY
  - 10.76 ACRE - 175 OAKMONT ROAD PROPERTY / BARNSTABLE FIRE / WATER DISTRICT
- PETITION OF SUPPORT FROM CUMMAQUID HEIGHTS NEIGHBORS FOR OPEN SPACE PURCHASE

DATE: OCTOBER 11, 2022

TO: LINDSEY COUNSELL  
CHAIRMAN  
TOWN OF BARNSTABLE  
COMMUNITY PRESERVATION COMMITTEE  
367 MAIN STREET, HYANNIS, MA 02601

FROM: MARTIN T REILLY  
PURCHASER OF BARNSTABLE HOUSING AUTHORITY PROPERTY  
3.09 +/- ACRES  
153 OAKMONT ROAD, CUMMAQUID, BARNSTABLE

SUBJECT: REQUEST TOWN OF BARNSTABLE  
COMMUNITY PRESERVATION COMMITTEE  
PURCHASE OF BARNSTABLE HOUSING AUTHORITY PROPERTY  
3.09 +/- ACRES  
153 OAKMONT ROAD, CUMMAQUID, BARNSTABLE

DEAR CHAIRMAN COUNSELL AND MEMBERS OF THE COMMITTEE,

AS A FOLLOW UP TO MY MEETING WITH CHAIRMAN COUNSELL ON WEDNESDAY OCTOBER 5, 2022 - I AM WRITING YOU THIS LETTER OF INTENT TO FORMALLY REQUEST THE TOWN OF BARNSTABLE COMMUNITY PRESERVATION COMMITTEE TO CONSIDER PURCHASING THE 3.09 ACRE +/- PROPERTY LOCATED AT 153 OAKMONT ROAD, CUMMAQUID, BARNSTABLE FOR OPEN SPACE - WITH A CONSERVATION RESTRICTION - PREVENTING THE PROPERTY FROM EVER BEING DEVELOPED IN THE FUTURE.

THE PROPERTY IS PRESENTLY OWNED BY THE BARNSTABLE HOUSING AUTHORITY - AND UNDER AGREEMENT FOR PURCHASE BY ME OR MY NOMINEE - WITH A PROPOSED DEVELOPMENT PLAN - AS ALLOWED - THROUGH THE 40 B PROCESS FOR 8 FREE STANDING SINGLE FAMILY DETACHED HOMES - THROUGH THE 40B PROCESS.

AFTER SEVERAL MEETINGS WITH NEIGHBORS AND THE CUMMAQUID HEIGHTS NEIGHBORHOOD ASSOCIATION - BEFORE PROCEEDING ANY FURTHER WITH THE PERMITTING AND DEVELOPMENT OF THE PROPERTY - I HAVE RESPECTFULLY MADE A DECISION TO MAKE THE PROPERTY AVAILABLE FOR PURCHASE BY THE TOWN OF BARNSTABLE COMMUNITY PRESERVATION COMMITTEE FOR OPEN SPACE WITH A CONSERVATION RESTRICTION FOR THE FAIR PURCHASE PRICE OF \$350,000. IF THIS IS POSSIBLE - I BELIEVE THIS CREATIVE SOLUTION WILL BE A POSITIVE ALTERNATIVE AND A WIN-WIN-WIN FOR ALL PARTIES.

THE REASONS FOR THIS REQUEST FOR COMMUNITY PRESERVATION COMMUNITY

[ CPC ] PURCHASE OF THIS PROPERTY FOR \$350,000 - WITH PRESENTLY AVAILABLE FUNDS ARE AS FOLLOWS:

SPECIFICALLY:

I. NEED FOR PRESERVATION OF OPEN SPACE IN TOWN OF BARNSTABLE

NEED FOR OPEN SPACE IN THE HEAVILY DEVELOPED RESIDENTIAL NEIGHBORHOOD TO ENSURE QUALITY OF LIFE AND PRESERVE THE CHARACTER OF THE RESIDENTIAL NEIGHBORHOOD AND TO PROTECT THE RESIDENTIAL NEIGHBORHOOD FROM OVERDEVELOPMENT IN THE FUTURE

II. MAKES MONEY AVAILABLE TO BARNSTABLE HOUSING AUTHORITY FOR NEEDED HOUSING IN TOWN OF BARNSTABLE

PURCHASE OF THE PROPERTY BY THE TOWN OF BARNSTABLE WITH AVAILABLE COMMUNITY PRESERVATION ACT FUNDS - WILL MAKE IT POSSIBLE FOR THE BARNSTABLE HOUSING AUTHORITY TO RECEIVE NEEDED FUNDS WHICH CAN BE USED BY THE BARNSTABLE HOUSING AUTHORITY TO CREATE NEW NEEDED MODERATE, AFFORDABLE PRICED HOUSING FOR THE TOWN OF BARNSTABLE CONSISTENT WITH THE PROVISIONS AND CRITERION FOR USE OF COMMUNITY PRESERVATION ACT FUNDS

III. PROTECTS ADJACENT BARNSTABLE FIRE /WATER DISTRICT PROPERTY

THE PROPERTY IS ADJACENT TO THE BARNSTABLE FIRE / WATER DISTRICT 10+/- ACRE PROTECTED PROPERTY AT 175 OAKMONT ROAD AND ACQUISITION OF THE 3.6 +/- PROPERTY AT 153 OAKMONT ROAD - WITH AN OPEN SPACE CONSERVATION RESTRICTION PREVENTING FUTURE DEVELOPMENT WILL IMPORTANTLY FURTHER PROTECT THIS AREA AND RESOURCE FOR THE BENEFIT OF THE ENTIRE CUMMAQUID HEIGHTS NEIGHBORHOOD AND BARNSTABLE FIRE / WATER DISTRICT IN THE FUTURE

IV. ENTIRE CUMMAQUID HEIGHTS NEIGHBORHOOD SUPPORTS PURCHASE OF THE PROPERTY BY TOWN OF BARNSTABLE USING AVAILABLE CPC FUNDS

THE ENTIRE CUMMAQUID HEIGHTS NEIGHBORHOOD ASSOCIATION AND AREA RESIDENTS ARE FULLY SUPPORTIVE OF THE TOWN OF BARNSTABLE PURCHASING THIS PROPERTY WITH PRESENTLY AVAILABLE COMMUNITY PRESERVATION FUNDS BECAUSE IT IS

CONSISTENT WITH THE CRITERION FOR USE OF CPC FUNDS AND IT WILL MAKE IT POSSIBLE FOR THE PRESERVATION OF:

1. NEEDED OPEN SPACE WITH A CONSERVATION RESTRICTION IN PERPETUITY;
2. PROVIDE FUNDS TO THE BARNSTABLE HOUSING AUTHORITY TO CREATE NEEDED AFFORDABLE HOUSING;
3. FUTHER PROTECTS THE ADJACENT BARNSTABLE FIRE/ WATER DISTRICT RESOURCE AND PROPERTY;
4. PRESERVES THE RESIDENTIAL CHARACTER OF THE CUMMAQUID HEIGHTS NEIGHBORHOOD AND PROTECTS IT FROM OVER DEVELOPMENT IN THE FUTURE - IN A MANNER WHICH IS A WIN-WIN-WIN, FOR THE TOWN OF BARNSTABLE, THE BARNSTABLE HOUSING AUTHORITY, THE BARNSTABLE FIRE/ WATER DISTRICT, THE CUMMAQUID HEIGHTS RESIDENTIAL NEIGHBORHOOD AND ALL PARTIES FOR POSTERITY.

IF THE CPC HAS AN INTEREST IN PROCEEDING WITH THE POSSIBLE PURCHASE OF THIS PROPERTY - FOLLOWING OUR DISCUSSION OF THIS MATTER AT YOUR NEXT MEETING ON OCTOBER 17, 2022 - I WILL IMMEDIATELY FILE AN APPLICATION WITH THE CPC - TO FACILITATE THE PURCHASE OF THIS PROPERTY BY THE COMMUNITY PRESERVATION COMMITTEE AND THE TOWN OF BARNSTABLE WITH A CONSERVATION RESTRICTION.

I RESPECTFULLY ASK YOUR FAVORABLE CONSIDERATION OF THIS REQUEST AND ASK YOU TO PLACE THIS MATTER ON YOUR NEXT SCHEDULED CPC PUBLIC ZOOM MEETING AGENDA ON MONDAY OCTOBER 17, 2022 AT 5:30 PM.

RESPECTFULLY SUBMITTED,

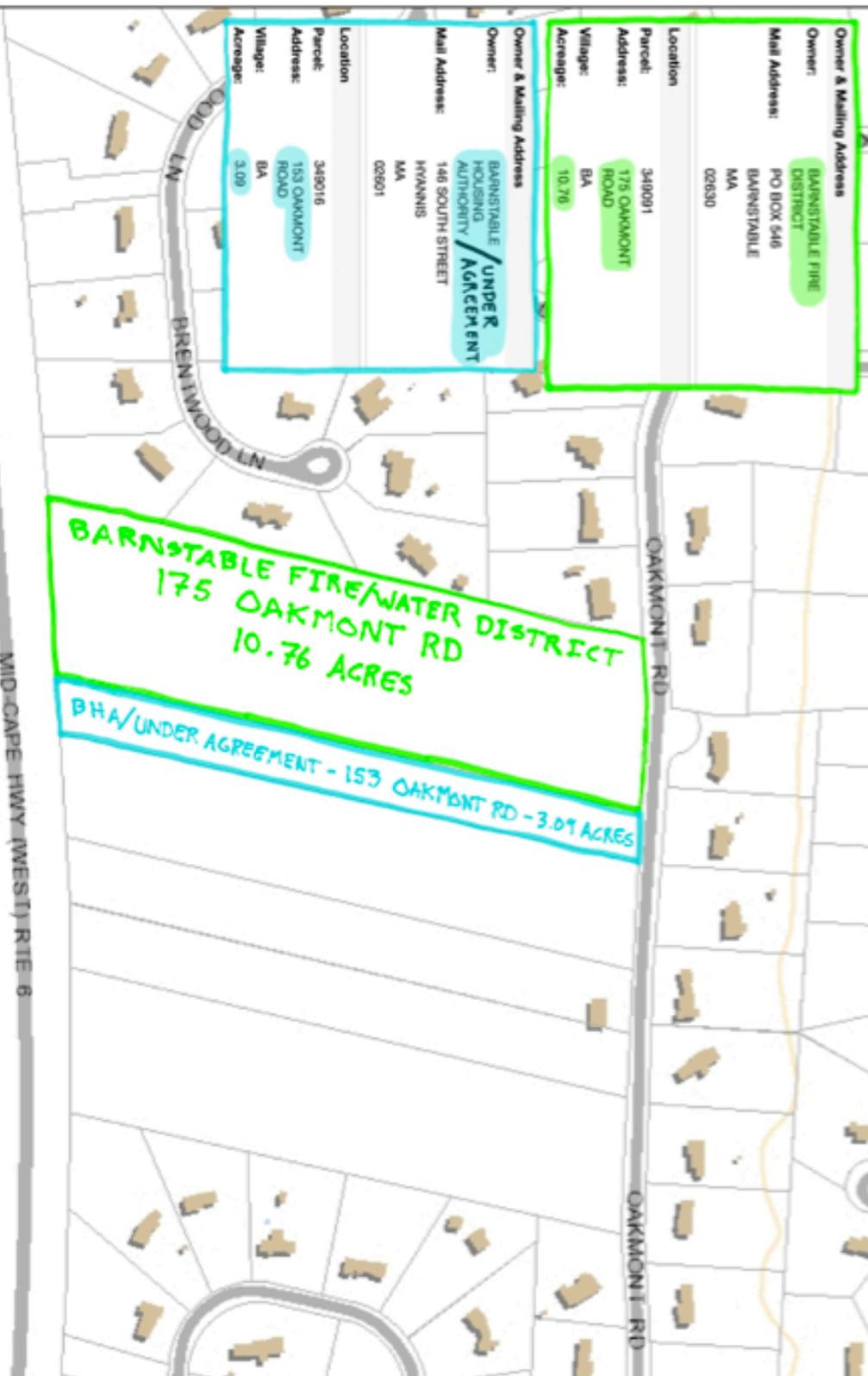


MARTIN T. REILLY  
PRESIDENT  
REILLY ASSOCIATES  
27 NANTUCKET STREET  
HYANNIS, MA 02601  
617-872-9933  
[Mreillyassociates@gmail.com](mailto:Mreillyassociates@gmail.com)

ENC. ATTACHMENTS – GIS MAPS

- 3.09 ACRE - 153 OAKMONT ROAD PROPERTY, BARNSTABLE HOUSING AUTHORITY PROPERTY
- 10.76 ACRE – 175 OAKMONT ROAD PROPERTY, BARNSTABLE FIRE/WATER DISTRICT

# TOWN OF BARNSTABLE PROPERTY MAPS



<b>Owner &amp; Mailing Address</b>	BARNSTABLE FIRE DISTRICT
<b>Mail Address:</b>	PO BOX 546 BARNSTABLE MA 02630
<b>Location</b>	
<b>Parcel:</b>	349091
<b>Address:</b>	175 OAKMONT ROAD
<b>Village:</b>	BA
<b>Acreage:</b>	10.76

<b>Owner &amp; Mailing Address</b>	BARNSTABLE / UNDER HOUSING AUTHORITY AGREEMENT
<b>Mail Address:</b>	146 SOUTH STREET HYANNIS MA 02601
<b>Location</b>	
<b>Parcel:</b>	349016
<b>Address:</b>	153 OAKMONT ROAD
<b>Village:</b>	BA
<b>Acreage:</b>	3.09

**BARNSTABLE FIRE/WATER DISTRICT  
175 OAKMONT RD  
10.76 ACRES**

**BHA/UNDER AGREEMENT - 153 OAKMONT RD - 3.09 ACRES**

PEL HWY (WEST) RTE 6  
MID-CAPE HWY (WEST) RTE 6  
MID-CAPE HWY (EAST) RTE 6

Map printed on: 10/11/2022  
0 333 667 Feet  
Approx. Scale: 1 inch = 333 feet

This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.

- Legend**
- Parcels
  - Town Boundary
  - - Railroad Tracks
  - Buildings
  - Approx. Building
  - Buildings
  - Parking Lots
  - Paved
  - Unpaved
  - Roads
  - Paved Road
  - Unpaved Road
  - Bridge
  - Paved Median
  - Water Bodies



**Town of Barnstable GIS Unit**  
367 Main Street, Hyannis, MA 02601  
508-862-4624  
gis@town.barnstable.ma.us

TOWN OF  
**BARNSTABLE**  
PROPERTY MAPS

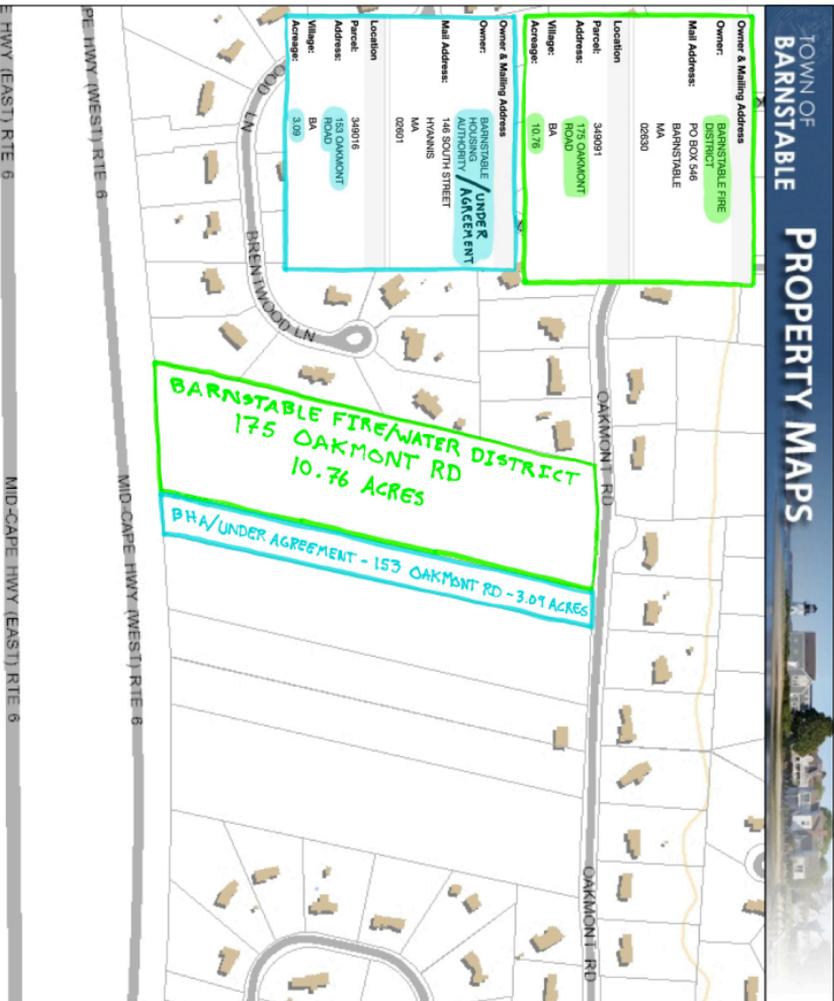
**Owner & Mailing Address**  
**Owner:** BARNSTABLE FIRE  
**Mailing Address:** PO BOX 546  
 BARNSTABLE  
 MA  
 02830

**Owner & Mailing Address**  
**Owner:** BARNSTABLE / UNDER  
 HOUSING / AGREEMENT  
**Mailing Address:** 146 SOUTH STREET  
 HYANNIS  
 MA  
 02601

**BARNSTABLE FIRE/WATER DISTRICT**  
**175 OAKMONT RD**  
**10.76 ACRES**

**PHA/UNDER AGREEMENT - 153 OAKMONT RD - 3.09 ACRES**

- Legend**
- Parcels
  - Town Boundary
  - Railroad Tracks
  - Buildings
  - Approx. Building
  - Buildings
  - Parking Lots
  - Paved
  - Unpaved
  - Roads
  - Paved Road
  - Unpaved Road
  - Bridge
  - Paved Median
  - Water Bodies



Map printed on: 10/11/2022



Approx. Scale: 1 inch = 333 feet

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**Town of Barnstable GIS Unit**  
 367 Main Street, Hyannis, MA 02601  
 508-862-4624  
 gis@town.barnstable.ma.us



PETITION OF SUPPORT  
FROM  
CUMMAQUID HEIGHT'S NEIGHBORS  
IN SUPPORT OF  
CPC PURCHASE  
OF  
3.09+ ACRE PROPERTY  
AT  
153 OAKMONT ROAD  
CUMMAQUID, BARNSTABLE

Suzanne Buckley	2 Firestone Dr, Summerville	10/23/22
ROGER MOYNIHAN	15 CONGRESSORIAL DR, YARMOUTH PORT	10/23/22
Jeanne Penn	207 Midline, Barnstable	10/23/22
David Penn	207 Midline Rd. Barnstable, MA	10/23/22
FRANCES HOOHAY	105 BRENTWOOD LANE BARNSTABLE	10/23/22
Jane Kidd	89 Brentwood Ln. Summerville	02637
Bette Gilmartin	61 Congressional Drive	
Jim Gilmartin	61 Congressional Dr.	02675
GEORGE CAMPBELL	15 SAMANTHA DR.	02637
Sharon Macsmald	193 Midline Rd	02637
May J. Maki	144 AUGUSTA NATL DR	02675
Bill Belcher	144 Augusta Natl Dr.	02675
<del>FRANCES BARTER</del>		
Andrea Rodman	500 Marvelous Ln	02638
Paul Cua	34 ALTHEA DR.	02675
Cathy Card	34 Althea Dr.	02675
Rayne Stang	582 Mansions Lane	02675
Dee Ford	19 Brentwood Lane	02675
W. Martino	14 BRENTWOOD LN.	02675
Pat Martino	14 BRENTWOOD LN	02675
Jane E. Bauer	43 Iris Lane	02675
Bob Bauer	43 Iris Ln	02675
Sandra M. Walsh	42 IRIS LANE	02675
Harold Moore	21 Midline Rd	02637
Hannah Shapiro	33 Hamstead Ln	02675 10/23/2022
Kiri Haversi	171 ALTHEA DR	02675
Joyce Campagna	171 Althea Dr	02675
CAROL ANN FARR	61 WINGFOOT DR	02675

Adam Villone	57 Country Club Dr	Cummaquid	10/23/22
Jim Deane	81 Country Club Dr		10/25/22
Ray R. Thayer	71 Dorset Rd	Cummaquid	10/23/22
Orlando Duxter	260 Midpine Rd	Cummaquid	10/23/22
Barbara Wennes	312 Midpine Rd.	Cummaquid	10/23/22
Mule Deer	312 MIDPINE RD	"	10/23/22
Bill Currie	11 Spyslack Hill Rd	"	10/23/22
Doona Currie	11 Spyslack Hill Rd	"	10/23/22
Maxquido Adams	28 Hamstead Ln	"	10/23/22
Bernard J. Stein	28 Hamstead Ln	"	10/23/22
T. Annalisa Hagan	93 Oakmont Rd	Yarmouth Pt.	10/23/22
Bruce Brown	21 Midpine Rd	Cummaquid	
Alex Braga	344 Oakmont Rd	"	10/23/22
Susan Schwager	32 Wingfoot Dr	Cummaquid	10/23/22
Ken Lerner	158 Drumolal Lane	Banohla	10/23/22
Paul FREEMAN	81 Wingfoot Drive		10.23.22
Jim Jackson	127 Midpine		10-28-22
Mary Jackson	127 Mid Pine		10 28 22



FOR GERRY V JOE

PETITION BY THE CUMMAQUID HEIGHTS HOME OWNERS ASSOCIATION, INC.

TO OWNERS OF REAL PROPERTY WITHIN

THE COMMUNITY OF CUMMAQUID HEIGHTS

A PROPOSAL BY DEVELOPER MARTIN REILLY (the "DEVELOPER") IS PENDING, PURSUANT TO WHICH HE WILL SELL THE INTEREST FOR WHICH HE HAS AN AGREEMENT TO PURCHASE, IN THE PROPERTY LOCATED AT 153 OAKMONT ROAD, CUMMAQUID, MA, TO THE COMMUNITY PRESERVATION COMMITTEE (the "CPC") OF BARNSTABLE, PURSUANT TO WHICH THE CPC SHALL DESIGNATE THE PROPERTY AS OPEN SPACE AND THAT THE PROPERTY SHALL CONTAIN CONDITIONS IN PERPETUITY, THAT NO BUILDING OR STRUCTURES SHALL BE CONSTRUCTED ON IT.

PLEASE SIGN IF YOU AGREE:

NAME	ADDRESS	DATE
Catherine M. Ruza	53 Desert Sands Lane Yarmouth Port, MA	10/17/22
R. J. Ruza	53 DESERT SANDS LANE YARMOUTH PORT, MA	10/17/22
Joni Clauer	119 Augusta National Dr. Yarmouth Port MA 02675	10/23/22
LINDA M. DISTEFANO	119 AUGUSTA NATIONAL DR YARMOUTH PORT, MA 02675	10.23.22
David J. D'Amico	259 Midway Rd Barnstable (CUMMAQUID)	02637 10/23/22
PHYLLIS KOTHROP	243 MIDWAY RD BARNSTABLE (CUMMAQUID MA)	02675
Robert J. D'Amico	259 Midway Rd Cummaquid	02637
William J. Marino	14 BRENTWOOD LN. Yarmouth Port	02675
Patricia Marino	14 <del>14</del> BRENTWOOD LN. YARMOUTH PORT	02675
Just E. Bauer	48 Iris Lane Barnstable, MA	
Frances Hookway	105 Brentwood Lane Barnstable	
Richard Jayal	19 Brentwood Lane Yarmouth Port MA	02675

PETITION BY THE CUMMAQUID HEIGHTS HOME OWNERS ASSOCIATION, INC.

TO OWNERS OF REAL PROPERTY WITHIN

THE COMMUNITY OF CUMMAQUID HEIGHTS

A PROPOSAL BY DEVELOPER MARTIN REILLY (the "DEVELOPER") IS PENDING, PURSUANT TO WHICH HE WILL SELL THE INTEREST FOR WHICH HE HAS AN AGREEMENT TO PURCHASE, IN THE PROPERTY LOCATED AT 153 OAKMONT ROAD, CUMMAQUID, MA, TO THE COMMUNITY PRESERVATION COMMITTEE (the "CPC") OF BARNSTABLE, PURSUANT TO WHICH THE CPC SHALL DESIGNATE THE PROPERTY AS OPEN SPACE AND THAT THE PROPERTY SHALL CONTAIN CONDITIONS IN PERPETUITY, THAT NO BUILDING OR STRUCTURES SHALL BE CONSTRUCTED ON IT.

PLEASE SIGN IF YOU AGREE:

NAME	ADDRESS	DATE
Janet Kidd	Brentwood Ln.	10/23/22
<del>Elizabeth</del>	<del>Walden Ave</del>	<del>10/23/22</del>
Teresa Hartwood	Midpine Rd	10/22/22
Cathy	Althia Dr.	10/23/22
Paul	ALTHIA DR.	10/23/22
Dee P. Kelly	218 Oakmont	10/23/22
Nancy Dexter	266 Midpine	10/23/22
Greg Boule	567 Mastons Lane	10/23
Robert Boule	567 Mastons Lane	10/22
Joan Williams	119 Country Club Dr.	10/23/22
Michelle	61 Congressional Dr	10/23/22
CAROLE FREEHAUF	81 WINGFOOT DR.	10.23.22
Paul Freehauf	81 Wingfoot Dr.	10.23.22

PETITION BY THE CUMMAQUID HEIGHTS HOME OWNERS ASSOCIATION, INC.

TO OWNERS OF REAL PROPERTY WITHIN

THE COMMUNITY OF CUMMAQUID HEIGHTS

A PROPOSAL BY DEVELOPER MARTIN REILLY (the "DEVELOPER") IS PENDING, PURSUANT TO WHICH HE WILL SELL THE INTEREST FOR WHICH HE HAS AN AGREEMENT TO PURCHASE, IN THE PROPERTY LOCATED AT 153 OAKMONT ROAD, CUMMAQUID, MA, TO THE COMMUNITY PRESERVATION COMMITTEE (the "CPC") OF BARNSTABLE, PURSUANT TO WHICH THE CPC SHALL DESIGNATE THE PROPERTY AS OPEN SPACE AND THAT THE PROPERTY SHALL CONTAIN CONDITIONS IN PERPETUITY, THAT NO BUILDING OR STRUCTURES SHALL BE CONSTRUCTED ON IT.

PLEASE SIGN IF YOU AGREE:

NAME	ADDRESS	DATE
Roland A. POIRIER JR	12 SAVY GLASS HILL ROAD	10/23/22
Frances POIRIER	12 Sp. Glass Hill Rd	10/23/22
Robin Maguire	248 Oakmont Rd	10/23/22
Robert S. McJannet	23 Wingfoot Dr	10-23-22
MONIQUE RADESH	101 Cypress Pt.	10-23-22
Alex Braga	344 Oakmont Rd	10/23/22
Marcus Buckley	2 FIRESTONE DR	10/23/22
Lynn Adams	81 Country Club	10/23/22
Catherine McDonald	11 Doral Rd	10/23/22
John Henderson	12 CONGRESSIONAL DR YP	10/23/22
Jim Jackson	127 MID PINE	10/23/22
Adam Villone	57 Country Club Dr	10/23/22
Souha Wakk	42 IRIS LANE	10-23-22

PETITION BY THE CUMMAQUID HEIGHTS HOME OWNERS ASSOCIATION, INC.

TO OWNERS OF REAL PROPERTY WITHIN

THE COMMUNITY OF CUMMAQUID HEIGHTS

A PROPOSAL BY DEVELOPER MARTIN REILLY (the "DEVELOPER") IS PENDING, PURSUANT TO WHICH HE WILL SELL THE INTEREST FOR WHICH HE HAS AN AGREEMENT TO PURCHASE, IN THE PROPERTY LOCATED AT 153 OAKMONT ROAD, CUMMAQUID, MA, TO THE COMMUNITY PRESERVATION COMMITTEE (the "CPC") OF BARNSTABLE, PURSUANT TO WHICH THE CPC SHALL DESIGNATE THE PROPERTY AS OPEN SPACE AND THAT THE PROPERTY SHALL CONTAIN CONDITIONS IN PERPETUITY, THAT NO BUILDING OR STRUCTURES SHALL BE CONSTRUCTED ON IT.

PLEASE SIGN IF YOU AGREE:

NAME	ADDRESS	DATE
<u>Grace Coughlin</u>	<u>30 Desert Sands Ln</u>	<u>10/14/2022</u>
<u>Sally A. Cruziflan</u>	<u>30 Desert Sands Lane</u>	<u>10/14/2022</u>
<u>Doran M. Murphy</u>	<u>189 Dromoland Lane</u>	<u>10/15/2022</u>
<u>George Murphy</u>	<u>189 Dromoland Ln.</u>	<u>10/15/2022</u>
<u>Joseph Keenan</u>	<u>31 W. Weymouth Dr.</u>	<u>10/22/2022</u>
<u>Alan C. Berg</u>	<u>70 Spiffers Hill &amp; B'stable</u>	<u>10/23/22</u>
<u>Christa Reinhardt</u>	<u>489 Marsters Ln</u>	<u>10/23/22</u>
<u>Jan Wright</u>	<u>43 Medinah Drive YP</u>	<u>10/23/22</u>
<u>Sandra Cannon</u>	<u>156 Dromoland Ln</u>	<u>10/23/22</u>
<u>Alvira Bafter Morax</u>	<u>595 Marsters Lane, Cummaquid</u>	<u>10/23/22</u>
<u>Francis E. Doyle</u>	<u>595 Marsters Lane, Cummaquid</u>	<u>10/23/22</u>
<u>Dwight R. Campbell</u>	<u>15 Samantha Dr. Cummaquid 02637</u>	<u>10/23/22</u>
<u>Chad Bauer</u>	<u>43 Iris Ln, Cummaquid 02637</u>	<u>10/23/22</u>





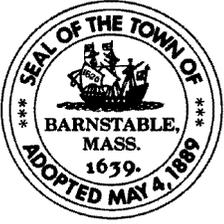


**153 Oakmont****Raymond Weishaupt [rtweishaupt@gmail.com]****Sent:** Wednesday, November 16, 2022 8:59 AM**To:** Swiniarski, Ellen

My wife and I feel that it would be beneficial to have some downsizing options available within our community. The small lot, smaller home grouping proposed by the developer Martin Reilly would be a wonderful addition to our beautiful community. We hope that you will reject the buyout offer and let the development proceed.

Raymond Weishaupt and Carole Green-Weishaupt  
582 Marstons Lane, Cummaquid Heights  
774-330-2152

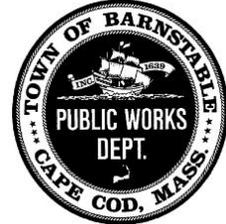
**CAUTION:** This email originated from outside of the Town of Barnstable! **Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!**



# The Town of Barnstable

## Department of Public Works

382 Falmouth Road, Hyannis, MA 02601  
508.790.6400



**Daniel W. Santos, P.E.**  
Director

**Robert R. Steen, P.E.**  
Assistant Director

October 31, 2022

Mr. Lindsey Counsell, Chairman  
Community Preservation Committee  
Town of Barnstable  
367 Main Street  
Hyannis, MA 02601

RE: Letter of intent requesting funding for Cape Cod Rail Trail Phase 4 pre-25% design services

Dear Chairman Counsell:

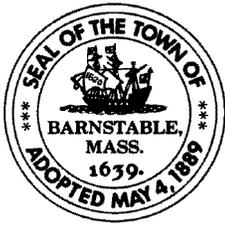
The Town of Barnstable Department of Public Works respectfully submits this letter of intent (aka letter of interest) to request Community Preservation funds for the referenced project. The required information is provided below, limited to a single page as required.

- **Project Name or Title:** Cape Cod Rail Trail Phase 4.
- **Brief Outline of the Project:** Land surveying and preliminary design for a proposed new 12-foot wide shared use path from Mary Dunn Road near Israel Pond to the Barnstable/Sandwich town line on Service Road.
- **Estimated Timeline:** Pre-25% design is scheduled to be completed in June 2024.
- **Funding Request Amount:** \$300,000.
- **Partnership Information:** MassTrails has provided grant funding for two-thirds of the pre-25% design costs.
- **Secured Funding:** \$500,000 (MassTrails, for pre-25% design services).
- **Applicant Contact:** Paul Graves, P.E., Town of Barnstable Department of Public Works, 382 Falmouth Road, Hyannis, MA 02601, 774-487-0641, paul.graves@town.barnstable.ma.us
- **Primary Contact:** Same.

Thank you for your consideration in this matter.

Sincerely,

Paul Graves, P.E.  
Senior Project Manager



# The Town of Barnstable

## Department of Public Works

382 Falmouth Road, Hyannis, MA 02601  
508.790.6400



**Daniel W. Santos, P.E.**  
Director

**Robert R. Steen, P.E.**  
Assistant Director

October 31, 2022

Mr. Lindsey Counsell, Chairman  
Community Preservation Committee  
Town of Barnstable  
367 Main Street  
Hyannis, MA 02601

RE: Letter of intent requesting funding for Cape Cod Rail Trail Phase 3 engineering services

Dear Chairman Counsell:

The Town of Barnstable Department of Public Works respectfully submits this letter of intent (aka letter of interest) to request Community Preservation funds for the referenced project. The required information is provided below, limited to a single page as required.

- **Project Name or Title:** Cape Cod Rail Trail Phase 3.
- **Brief Outline of the Project:** Design, permitting, bid phase, and construction phase engineering for a proposed new 12-foot wide shared use path from the Barnstable/Yarmouth town line, through the Hyannis Ponds Wildlife Management Area, to Mary Dunn Road near Israel Pond.
- **Estimated Timeline:** Construction is scheduled from February 2024 to February 2026.
- **Funding Request Amount:** \$195,000.
- **Partnership Information:** MassTrails provided grant funding for part of the design and permitting (fully expended in 2021). MassDOT has committed funding for construction.
- **Secured Funding:** \$12,259,819.15 (MassDOT, for construction of Barnstable and Yarmouth sections).
- **Applicant Contact:** Paul Graves, P.E., Town of Barnstable Department of Public Works, 382 Falmouth Road, Hyannis, MA 02601, 774-487-0641, paul.graves@town.barnstable.ma.us
- **Primary Contact:** Same.

Thank you for your consideration in this matter.

Sincerely,

Paul Graves, P.E.  
Senior Project Manager