

Open Space Committee

Minutes

February 9, 2026 at 5:30 p.m.

CALL TO ORDER AND INTRODUCTION OF MEMBERS

Chair Malakhoff calls the meeting to order at 5:32 PM with an introduction of members:

Member	Present	Absent
Lev Malakhoff – Chair	X	
Farley Lewis – Vice Chair	X	
Elizabeth Lewis	X (late)	
Douglas Payson	X	
Elissa Crowley	X	
Anne Rowland	X	
Tracy Pratt	X	
Cate Gulliver		X
Dave Gorrill	X	

Also present is Kyle Pedicini, Assistant Director, Planning & Development; Griffin Beaudoin, Town Engineer; Barry Sheingold, Town Councilor; Kris Clark, Town Council Liaison; and Genna Ziino, Administrative Assistant.

NOTICE OF RECORDING

This meeting of the Open Space Committee is being recorded and broadcast on the Town of Barnstable’s Government Access Channel. In accordance with MGL Chapter 30A §20, I must inquire whether anyone else is recording this meeting and, if so, to please make their presence known.

APPROVAL OF MINUTES

- December 8, 2025 – Farley Lewis makes a motion to approve. Doug Payson seconds.

Vote:

Aye: Lev Malakhoff, Farley Lewis, Doug Payson, Elissa Crowley, Anne Rowland, Tracy Pratt, Dave Gorrill

Nay: None

- January 12, 2026 – Dave Payson makes a motion to accept. Tracy Pratt seconds.

Vote:

Aye: Lev Malakhoff, Farley Lewis, Doug Payson, Elissa Crowley, Anne Rowland, Tracy Pratt, Dave Gorrill

Nay: None

TOPICS FOR DISCUSSION

New Business

- Cape Cod Rail Trail - Barnstable Segments: Griffin Beaudoin walks through a presentation (document entitled “Open Space Committee - CCRT Update”) covering the vision for the Rail Trail. Phase 3 is under construction in Barnstable. It starts in Yarmouth at Peter Homer park to the intersection of Mary Dunn Road at Independence Drive, where there is a parking lot proposed. MassDOT is currently managing the implementation and construction of the path. Lawrence-Lynch won the \$16 million bid with a contract until 2031, but they’re anticipating it will be done before then. There is an existing shared use pathway through the Bayberry Hills golf course where this travels—they are widening the path and adding a new path, along with a bridge over Willow St. Doug Payson asks when it will officially open to the public. Mr. Beaudoin doesn’t know for sure, but there aren’t ‘no trespassing’ signs, so it’s useable and passable, it’s just not connected to the rest of the trail yet. There is no parking currently, but proposed is 10 spaces by Mary Dunn Road. Phase 4 starts from the parking lot and navigates through the community to the Sandwich town line, and then a connection to the finished part in Sandwich. An

advanced preliminary plan has been made and submitted to MassDOT. They're anticipating the state will take on construction. There is no start date. Liz Lewis arrives at this point. Mr. Beaudoin says they have discussed phasing the project to perhaps start parts faster. They are hoping to start in early 2030s. Regarding the final connection into Sandwich, staff have coordinated with Sandwich DPW about advancing the design to make a connection.

The group has questions about alternative locations and why this was chosen. Mr. Beaudoin says they checked as many boxes as they could in terms of connecting to apartments and shared use paths. Chair Malakhoff says on the Service Road, the trail is in full sun on the north side. Mr. Beaudoin says they haven't made a decision, there are pros and cons to both sides, and it may end up being a combination. The north side is under control of MassDOT, so would make it easier. In Sandwich it's on the north side as well. Doug Payson says a lot of Hyannis paths are clear cut—they need trees along these areas, for heat and also safety issue. Mr. Beaudoin says they will be doing separations for safety and will include landscape features. Councilor Clark says CFAC was discussing that naming rights/adopt-a-spot could be an opportunity for a synergistic plan with the Route 132 activity node by the commuter lot. Mr. Beaudoin says they haven't talked with the state about that yet, but it's a great idea. An improved traffic signal at the Phinneys Lane crossing is the plan.

- Walking Weekend: Doug Payson wants to highlight the town's extension of the multi-use path to Kalmus Beach with a ribbon cutting ceremony. He got in touch with Kelly Collopy of DPW who said that they need to speak to David Anthony of Asset Management for permission from the town.

Farley Lewis will be collecting walks soon. She would like Doug Payson to offer his Kalmus Beach walk more than once over the weekend.

Old Business

- Update – Open Space and Recreation Plan: Kyle Pedicini shared the latest draft. He says they are presenting it to the CPC on the 23rd. They have letters of support from the Recreation Commission, Conservation Commission, and the Cape Cod Commission, which are required by the state. They will be presenting to Town Council in either March or April. This updated draft is reflective of all the changes.
- Potential property acquisitions: None
- Update – Outstanding Conservation Restrictions: Chair Malakhoff attended a presentation at the Twin Brooks Riverview School about their plan. They acquired the whole thing, and are not doing outside construction at this time. They are looking to implement a CR, so they might have Twin Brooks or BLT folks come to an upcoming meeting to discuss that area. The Chairman says he won't be at the next OSC meeting.
- Update – Pathways update including walking library, Trailhead Signs, and Geocaching: Chair Malakhoff says regarding the walking library, he has been getting drafts together and finding his documentation of approved trails not up on the website yet. He hopes by 2 meetings from now to have GIS attend.

Farley Lewis says regarding Americorps, Brendan Williamson, who is in charge of the Barnstable section said late March or half days in April are likely for starting work. So the group will need to talk before that.

Kyle Pedicini says regarding pathways and the title work about the potential connection on Flint Rock Road, he should have an update by mid-February, so by the next meeting.

- Report from Tracy Pratt regarding Santuit Preserve: The trailhead is unplowed. The group discusses that there are lots of places still unplowed, including trailheads.
- Report from Farley Lewis regarding Community Preservation Committee Open Space applications: None
- Report from Town Council Liaison Kris Clark: Councilor Clark asks Anne Rowland if there had been a judgement about the Centerville cranberry bogs. Anne Rowland doesn't know but will find out.

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

PUBLIC COMMENT

ADJOURNMENT

Doug Payson moves to adjourn. Dave Gorrill seconds.

Vote:

Aye: Lev Malakhoff, Farley Lewis, Doug Payson, Elissa Crowley, Anne Rowland, Tracy Pratt, Dave Gorrill, Liz Lewis

Nay: None

Respectfully submitted,
Genna Ziino, Administrative Assistant

Further detail may be obtained by viewing the video via Barnstable Government Access Channel on demand at www.town.barnstable.ma.us

DOCUMENTS USED AT THIS MEETING

- December 8, 2025 minutes
- January 12, 2026 minutes
- Document entitled "Open Space Committee - CCRT Update"

APPROVED