

# Town Of Barnstable

## Community Preservation Committee Annual Public Hearing



*The Town of Barnstable envisions its character and quality of life will be enhanced over the next twenty years in part by preserving its natural beauty, recreational opportunities, the historically significant architectural resources, and an adequate supply affordable housing.*

OCTOBER 20, 2025

# Community Preservation Committee

## *Committee Members*

*Chair:  
Lindsey B. Counsell  
At Large*

*Stephen Robichaud  
Planning Board*

*Farley Lewis  
At Large*

*Vice Chair:  
Tom Lee  
Conservation Commission*

*Terry Duenas  
At Large*

*Vacant  
Recreation Commission*

*Barbara Debiase  
Historical Commission*

*Katherine Garofoli  
At Large*

*Deborah Converse  
Housing Authority*

*Town Council Liaison:  
Dr. Kristin Terkelsen*

CPC Annual Public Hearing October 20, 2025

# The Community Preservation Act (CPA)

## CPA Legislation

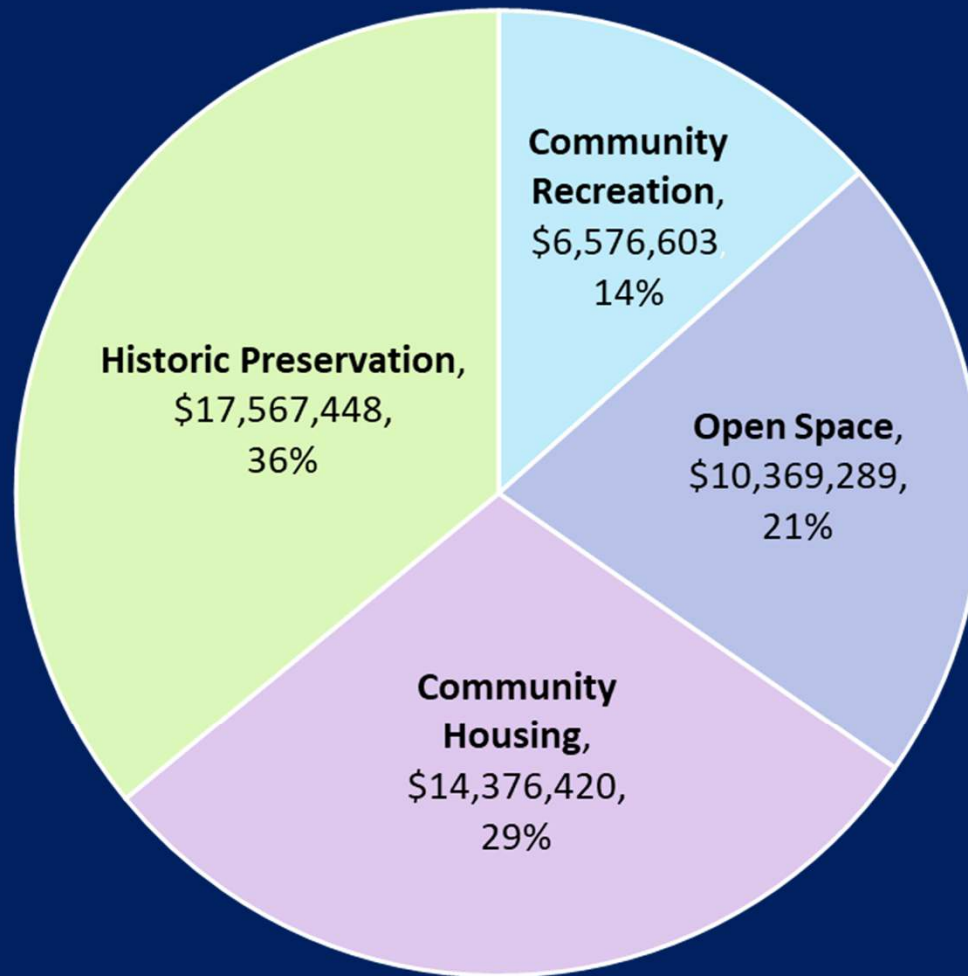
- Massachusetts state law (MGL Ch. 44B) passed in 2000 and adopted by the Town of Barnstable in November 2004.
- CPA enables cities and towns to raise funds to:
  - Preserve open space
  - Preserve historic sites
  - Create affordable housing
  - Develop outdoor recreational facilities

# CPA Revenue Sources

- Local Surcharge Revenue – 3% property tax surcharge
- Annual Trust Fund Distribution
- Interest



# Barnstable CPA Appropriations by Category 2005 through 9-30-2025 Total \$48,889,760



# Changes to the Application Process

- **To improve the Application process for Community Preservation funds, the following updates to the Application process were made by the Committee in 2023 and incorporated into the FY 24 CPA Plan and Handbook:**
- **Letter of Determination of Eligibility for a Preservation Restriction from the Massachusetts Historical Commission is required prior to Community Preservation Committee consideration of an Application for Historic Preservation Funds.**
- **Execution of a Grant Agreement outlining grant details and conditions after Town Council appropriation and before release of Community Preservation funds.**

# Eligible Use of CPA Open Space Funds

- **Acquire**
- **Create**
- **Preserve and or Protect**
  - ***Protect Coastal Water Quality***
  - ***Protect Drinking Water Sources***
  - ***Protect Wellheads in Zone I Areas***
- **Rehabilitate and or Restore**

# Acquisition of Open Space Smith's Creek



**Community Preservation Funds \$100,000**  
**5 .5 acres Open Space**  
**Conservation Restriction to Town of Barnstable**

# Cotuit Highgrounds Conservation Restriction



**Community  
Preservation Open  
Space/Recreation  
Funds \$1,350,000**



# ACQUISITION OF OPEN SPACE SANTUIT WOODLANDS



**Community Preservation  
Open Space/Recreation  
Funds - \$250,000**

**Conservation Restriction to  
the Town - 5.84 Acres**



# Eligible Uses of CPA Recreation Funds

- The focus for CPA recreational projects is on outdoor passive or active recreation, such as, but not limited to, the use of land for:
- Trails
- Noncommercial youth and adult sports
- Parks, playgrounds or athletic fields
- Community Gardens

# New Pickleball/Tennis Courts



**Department of Public Works**

# Eligible Uses of CPA Historic Preservation Funds

CPA Definition of Historic Resource:

“...a building, structure, vessel, real property, document or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archaeology, architecture or culture of a city or town.”

- Acquire

- Preserve

- Rehabilitate and or Restore

- Public vs. Private Projects

# Zion Union Historic Museum/Chapel Restoration



**Department of Public Works**

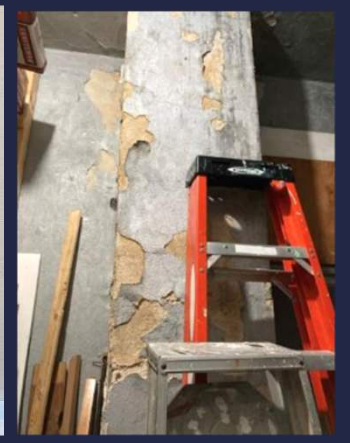
# West Barnstable RR Depot Restoration



Department of Public Works

# West Barnstable RR Depot Restoration

*West Barnstable Railroad Depot Restoration*





## ELIGIBLE USES OF CPA COMMUNITY HOUSING FUNDS

- Acquisition of Site/Units
- Creation – New Construction
- Preservation
- Support – Consultants/Predevelopment
- Financial – Homeowner/Rental Assistance
- Rehabilitation of CPA acquired properties.
- Encourages the reuse of existing buildings or construction on previously developed sites.
  - In 2022, the CPC voted to refer all Community Housing Applications to the Affordable Housing Trust. Two projects have been completed with eight in progress:

# Affordable Housing Trust Project Linnell Landing – 50 Yarmouth Rd



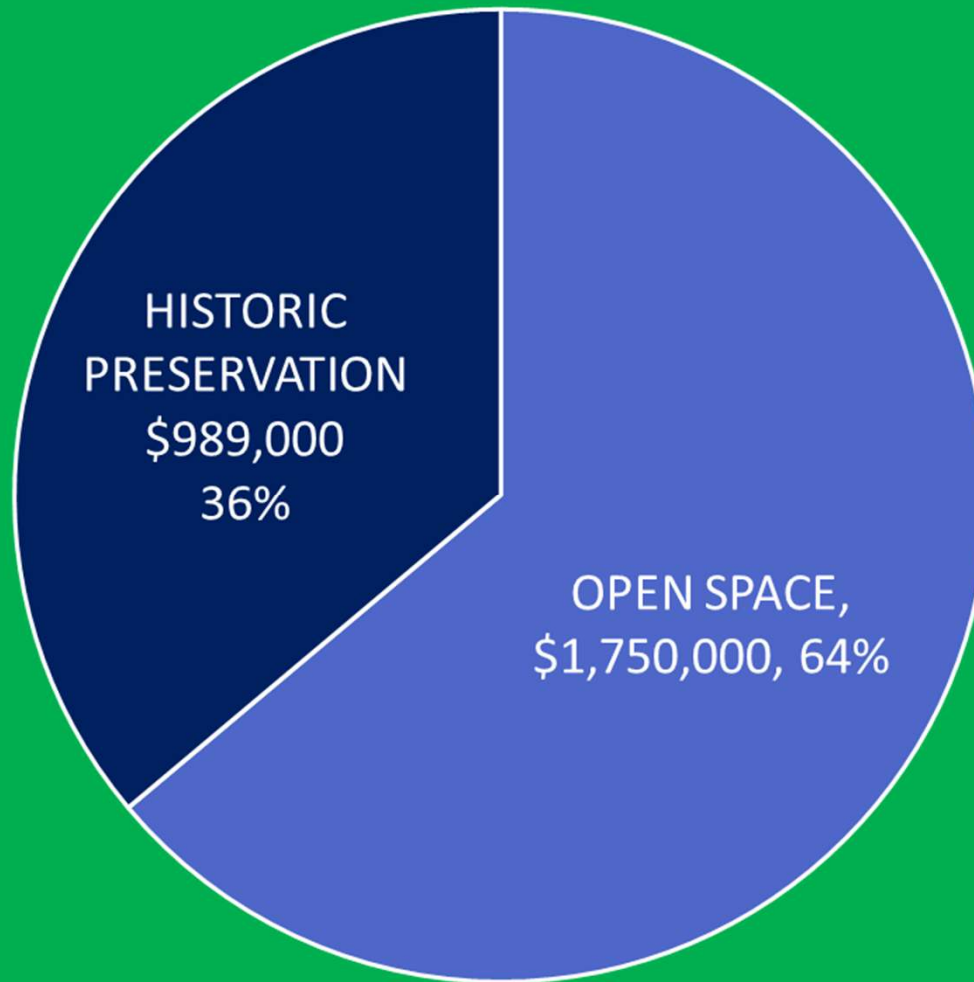
**\$500,000 Grant from the Affordable Housing Trust**  
**15 Units Created - 5 Affordable Units Subsidized**

# Affordable Housing Trust Project 850 Falmouth Road, Hyannis



**\$1,300,000 Grant from the Affordable Housing Trust**  
**65 Units Created - 10 Affordable Units Subsidized**

# Total FY25 CPA Appropriations \$2,739,000

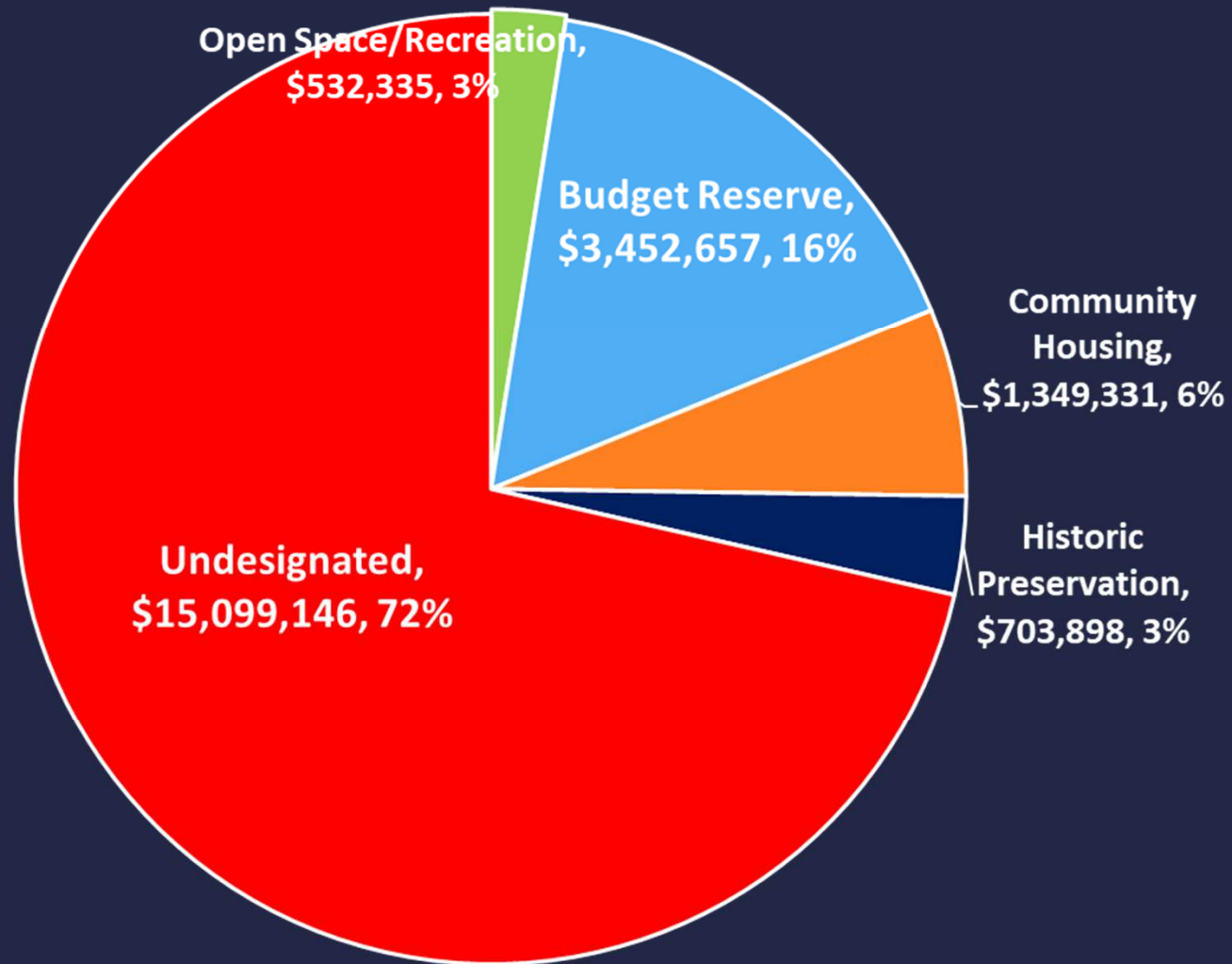


# CPA Appropriations FY25

4609 Falmouth Road, Cotuit	\$ 250,000	Acquisition of CR
Dottridge Homestead	\$ 33,000	Historic Building Restoration
Federated Church- Unitarian Cemetery	\$ 164,000	Burial Ground Restoration
Town of Barnstable – Open Space and Recreation Plan Update	\$ 50,000	Consultant Services
Smith’s Creek Conservation Restriction	\$ 100,000	5.5 Acres Open Space Acquisition of CR
West Barnstable Railroad Depot	\$ 792,000	Historic Building Restoration
Cotuit Highgrounds CR	\$ 1,350,000	Open Space Acquisition of CR
TOTAL	\$ 2,739,000	

# Available CPA Funding FY 26

## \$21,137,367 – 6/30/2025



**QUESTIONS?**

**COMMENTS?**

**We want to hear from you!**

**Thank you for participating.**