

**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**

**DATE OF MEETING:** Monday, September 18, 2023

**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. The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website: <https://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?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/89748159923>  
Or by calling the US Toll-free Telephone Number: 888-475-4499  
Meeting ID: 897 4815 9923
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 August 21, 2023.

### Letters of Intent:

- Letter of Intent received from the Barnstable Affordable Housing Growth and Development Trust Fund Board requesting an additional \$2.5M in Community Housing and Undesignated Funds to replenish funds used by the Trust in continued support and response to the ongoing severe shortage of attainable and affordable housing in lower price and rent ranges and lack of inventory of homes for sale.

### Applications:

- Application received from the Historical Society of Santuit and Cotuit (HSSC) requesting \$1,825 in Community Preservation Historic Preservation funds for their "German POW Bottle Project" which involves the restoration of a time capsule buried by German POWs held at Camp Edwards during WWII and found at Point Isabella in Cotuit. The total restoration project cost is \$2,375 with \$550 having been raised by HSSC. The Barnstable Historical Commission determined this artifact to be historically significant on July 18, 2023 and the restored artifact will become part of an existing permanent display about Camp Candoit at HSSC.

### Correspondence Received:

- Active CPC Appropriations as of September 6, 2023 prepared by Director of Finance, Mark Milne.
- Community Preservation Coalition Dues Notice for FY24.
- Report on Affordable Housing Growth & Development Trust Fund Activities Relating to the Award of Community Preservation Funds for Fiscal Year 2023.

### Project Updates:

- Mills Property, Mashpee - Conservation Restriction (CR) to be granted to the Mass Division of Fish and Wildlife will be forwarded to the Town Council for final review and approval.
- Work continues on the Cotuit and Santuit Historic Society building.
- Work continues on the Unitarian Church project.
- Progress is being made on the Centerville and Osterville Playground projects.
- Wheeler Road Grant Application results will be announced in October or November 2023. CPC's recommendation has been forwarded for inclusion on a Town Council agenda in November.
- A revised application has been received from the COMM Water District and will be placed on the October 16, 2023 CPC agenda.

### Member Discussion:

- Reminder - Online Conflict of Interest Training required to be completed under Open Meeting Law this Fall.
- Required CP-3 Report to the State has been completed and submitted.
- Discussion and vote to update the Community Preservation Committee Application requirements in the final draft of the CPC Plan for FY 2024 including:
  - Determination from Massachusetts Historical Commission that property and proposed preservation/restoration work qualifies for a Preservation Restriction prior to CPC consideration for funding.
  - Execution of a Grant Agreement for Town Council allocations of CP funds to private entities that outlines and establishes requirements of the grant.
- Format for the next CPC meeting, October 16, 2023, will be remote to accommodate a request for use of the Hearing Room.
- Annual Election of Community Preservation Committee Officers.

Public Comment:

General Discussion:

Adjournment:

***Next Regularly Scheduled CPC Meeting October 16, 2023, 5:30***

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 • Vacant – Recreation Commission  
 Deborah Converse – Housing Authority • Farley Lewis – At Large • Vacant – Town Council Liaison

**Monday, August 21, 2023**  
**Regular CPC Meeting DRAFT Minutes**  
**Remote Access Meeting via Zoom Link: <https://zoom.us/j/82803359826>**  
**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>Deborah Converse</b>         | <b>Absent</b>  |
| <b>Stephen Robichaud</b>        | <b>Absent</b>  |
| <b>Farley Lewis</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 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.” No one present was recording the meeting.

**Call to Order (Roll Call)**

Present: Marilyn Fifield – **yes**, Katherine Garofoli – **yes**, Tom Lee – **yes**, Farley Lewis – **yes**, and Lindsey Counsell – **yes**. Absent: Terry Duenas, Deborah Converse, and Stephen Robichaud.

**Minutes**

The motion of Marilyn Fifield was seconded by Katherine Garofoli to approve the draft July 17, 2023, Annual Community Preservation Committee Meeting Minutes as submitted. Motion carried with a roll call vote: **Yes – 5, No – 0.**

The motion of Marilyn Fifield was seconded by Katherine Garofoli to approve the draft July 17, 2023, Regular Community Preservation Committee Meeting Minutes as submitted. Motion carried with a roll call vote: **Yes – 5, No – 0.**

**Letters of Intent**

- **Letter of Intent received from the Historical Society of Santuit and Cotuit (HSSC) requesting \$1,825 in Community Preservation Historic Preservation funds for their “German POW Bottle Project” which involves the**

**restoration of a time capsule buried by German POWs held at Camp Edwards during WWII and found at Point Isabella in Cotuit. The total restoration project cost is \$2,375, with \$550 having been raised by HSSC. The Barnstable Historical Commission determined this artifact to be historically significant on July 18, 2023, and the restored artifact will become part of an existing permanent display about Camp Candoit at HSSC.**

Ms. Cindy Nickerson, Curator/Archivist of the Historical Society of Santuit and Cotuit (HSSC), explained that landscaper Shane Adams of Marstons Mills found a Grenada wine bottle in January buried about 20 feet above sea level in a hillside while working at Point Isabella in Cotuit. He noticed a message written on the reverse side of a Quaker cereal box inside. He could make out “*POW 1944 Camp Edwards*” along with three German names. He knew this was the location of Camp Candoit during WWII and that German POWs had been housed at Camp Edwards during this time. He recognized the bottle’s historical value and brought it to the Historical Society and notified the *Cape Cod Times* and other news media.

Ms. Nickerson said that the flurry of media attention showed that this artifact had the potential to spark public interest in Cotuit history. She provided background, saying that Camp Candoit was constructed in 1942 when Cotuit Harbor became the site of the Army’s training for amphibious craft before they took the vessels to North Africa. She said that she took the bottle to Northeast Document Conservation Center in Andover in late March where the message was treated and pulled from inside the bottle out without damage. She felt that the POWs created the bottle as a time capsule when they were dismantling Camp Candoit in 1944.

Ms. Nickerson said that they hope to display the fragments under UV-filtered glass as part of the Camp Candoit exhibit along with a facsimile of the fragments rolled and inserted into another bottle to show how it looked when discovered. She said they also hope to contact the families of the POWs about this discovery.

**The motion of Katherine Garofoli was seconded by Tom Lee to move the Historical Society of Santuit and Cotuit’s request for \$1,825 in Historic Preservation funds to the Application stage. Roll call vote: Marilyn Fifield – yes, Katherine Garofoli – yes, Tom Lee – yes, Farly Lewis – yes, and Lindsey Counsell – yes. Motion carried: 5 – Yes, 0 - No.**

**Applications:**

None.

**CPC Administration Funds:**

Approval of the CPC members to authorize expending up to \$10,000 in CPC Administration funds for required title work for parcels related to the Cape Cod Rail Trail mitigation. The five CPC members present indicated approval of the use of CPC Administration funds for this legal work.

**Correspondence Received:**

None

**Project Updates:**

Chair Counsell provided the following updates:

- An updated CPC vote is required regarding a Mass. Division of Fish and Wildlife Conservation Restriction (CR) for the Mills Property, Mashpee. This CR will then be forwarded to the Town Council for final review and approval and, when complete, the acquisition of the one-half interest in the 15-acre parcel can be scheduled. Funding was previously approved in 2007, and we have been waiting for the CR to be ready. The CPC is granting the gift of a CR to the Commonwealth for the 15 acres, and the Santuit Pond Conservation Area will then total 308 acres.
  - **Motion of Chair Counsel seconded by Tom Lee:**  
**Move that the Barnstable Community Preservation Committee request the Barnstable Town Council to grant a gift of a Conservation Restriction to be placed on approximately 15.24 acres of land known as the Mills Parcels to be held by the Commonwealth of Massachusetts acting through its Department of Fish and Game in accordance with Chapter 149 of the Acts of 2013, said Conservation Restriction to be effectuated by means of an amendment to the consensual order of taking of a Conservation Restriction on the adjacent 293-acre property co-owned by the Towns of Barnstable and Mashpee dated June 12, 2002, and recorded at the Barnstable County Registry of Deeds at Bk 15305, Pg 123, by which amendment said 15.24 acres will be added to said Conservation Restriction, also requesting the Town Manager to schedule a Public Hearing with the Barnstable Town Council for consideration of the gift of this Conservation Restriction.**  
**Roll Call Vote: Marilyn Fifield – yes; Katherine Garofoli – yes; Tom Lee – yes; Farley Lewis – yes and Lindsey Counsell – yes. Motion carried: 5- yes; 0 - no.**
- Work continues on the Historical Society of Santuit and Cotuit (HSSC) building.
- Appraisal for 2320 Meetinghouse Way, West Barnstable, has been received along with analysis of its water production potential. Have not located a consultant to review property for potential community housing. It was noted that there is not a timeline on this property.
- Wheeler Road Grant Application submitted, and it is anticipated that results will be announced in October or November 2023. CPC recommendation has been to schedule on a Town Council agenda in November.

### **Member Discussion:**

- Online Conflict of Interest Training required to be completed under Open Meeting Law this Fall
- Election of Officers – September 18, 2023, CPC meeting.
- Discussion regarding Community Preservation Committee requirements to be included in the final draft of the CPC Plan for FY 24.
  - Massachusetts Historical Commission determination of eligibility for the required Historic Preservation Restriction prior to consideration of CP funding of historic rehab. proposals.
  - Execution of a Grant Agreement that establishes and outlines requirements for the grant.

- CPC agreed to hold the September 18, 2023, CPC meeting remotely.

**Public Comment:**

None

**General Discussion:**

None

**Adjournment:**

**Motion was made by Tom Lee and seconded by Katherine Garofoli to adjourn. Roll Call Vote: Marilyn Fifield – yes; Tom Lee – yes; Katherine Garofoli – yes; Farley Lewis – yes; Lindsey Counsell – yes. Motion carried: Yes – 5, No – 0. Meeting adjourned at 6:02 p.m.**

***Next Regularly Scheduled CPC September 18, 2023***

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

Exhibit 1 –CPC Agenda, August 21, 2023.

Exhibit 2 –Draft CPC Regular Meeting Minutes from the July 17, 2023, meeting.

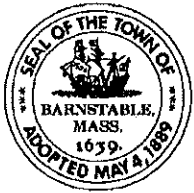
Exhibit 3 – Draft CPC Annual Meeting Minutes from the July 17, 2023, meeting.

Exhibit 4- Letter of Intent – Historical Society of Santuit & Cotuit “German POW Bottle Project”.

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 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**



**The Town of Barnstable**  
**Affordable Housing Growth & Development**  
**Trust Fund Board**  
367 Main Street, Hyannis MA 02601  
[www.townofbarnstable.us](http://www.townofbarnstable.us)

**Mark S. Ells, Chair**

September 11, 2023

Lindsey Counsell, Chair  
Community Preservation Committee  
367 Main Street  
Hyannis, MA 02601

**RE: LETTER OF INTENT REQUESTING AN ADDITIONAL \$2.5 MILLION  
FROM HOUSING AND UNDESIGNATED FUNDS**

Dear Mr. Counsell:

On behalf of the Affordable Housing/Growth & Development Trust Fund Board (the Trust), I am submitting the following Letter of Intent seeking an additional \$2.5 Million in Community Housing and Undesignated Community Preservation Act Funds.

As we are all aware, the Cape continues to experience a severe shortage of attainable and affordable housing in lower price and rent ranges. Housing production continues to lag demand and the inventory of homes for sale remains at historical lows.

According to preliminary data released by the Cape Cod & Islands Association of REALTORS® (CCIAOR), 342 homes were sold in June, 2023: 273 single-family homes, and 69 condominiums. The median sales price was \$735,000 for single-family homes and \$449,900 for condominiums. In June 2022, 424 homes (336 single-family homes and 88 condos) sold at a median price of \$709,500 for single-family homes and \$422,500 for condominiums.

Sales pending at the end of June were 273 for single-family homes and 53 for condominiums – a 11.7 percent decrease for single-family and an 34.6 percent decrease for condominiums, which will show up in closed home sales in the coming months. Last June (2022), there were 309 pending single-family homes and 81 pending condominiums.

In a July 2023 interview with Cape & Plymouth Business Media, Ryan Castle of the Cape & Island Association of REALTORS stated:

*“The numbers are doing exactly what we thought. Inventory is staying stagnant and the number of home sales are dropping. The lack of new construction at a broad scale for the ‘for sale’ market is going to constrict the housing market availability and allow second homeowners*



*and retirees to outbid those who work here. Homeowners can get top dollar for their house, but they want to stay on the Cape and there are few opportunities to buy something else.”*

On September 1, 2023, Freddie Mac reported weekly average mortgage interest rates of 7.18% for 30-year fixed rate mortgages. Concurrently, the September 1, 2023 Banker and Tradesman projects that due to lagging production and increased mortgage rates, Massachusetts housing inventory will remain at historic lows for at least the next 12 months.

Construction costs continue to soar. With respect specifically to affordable housing construction with public subsidies, the proposed 45-unit 100% affordable rental Spring Rock Village project in the Town of Brewster (to be built on Town-provided land in 2024) currently projects a total construction cost exceeding \$27,000,000, with a per-square-foot cost of \$414, even on Town-allocated land. Clearly, the urgent need for public housing subsidies continues.

More recently, in-migration, particularly in urban centers within the eastern and western coastal regions of the nation, continues and is increasing. A National shortage of existing temporary shelters has pushed sheltering systems beyond capacity, not just on the Cape. Here in Massachusetts, Governor Maura Healy declared a state of emergency in August to address the record number of households seeking help from the state-run family shelter system, and it is expected that deployment of more public resources and funds will continue to be needed.


In response to these pressures, it makes sense that the Town continue to solicit solutions from local builders and developers to spur investment in residential construction and expanded capacity. An initial application presented by the Housing Assistance Corporation at the July 7, 2023 meeting of the Trust requests \$500,000 towards the development of a new 60-bed “Assistance Resource Center (ARC)” shelter in Barnstable. The Trust has expressed preliminary support and an amended application is anticipated in the near future.

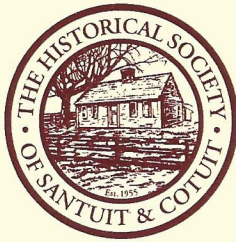
To respond to the heightened urgency of the housing affordability and sheltering situation, the Trust is seeking additional funds. This Letter of Intent informs the Community Preservation Committee that the Trust will be requesting a transfer of at least \$2,500,000 from Housing and Uncommitted CPA funds to be able to continue to address and prioritize strategies and actions.

Barnstable’s recent rezoning and redevelopment initiatives are already bearing fruit in the form of over 423 new multi-family residential rental units under construction and another 511 in the permitting pipeline. In addition, the Town continues to identify Town-owned parcels which could accommodate affordable housing and has solicited proposals for development and affordable resale of the parcel at 164 Route 149, Marstons Mills, with an October 11, 2023 deadline for RFP submissions. It is likely that this project and others will be applying to the Trust for development funds before the end of the calendar year. We further anticipate that the release of the Town’s updated Local Comprehensive Plan and Housing Production Plan, with their itemized strategies and actions, will spur additional funding requests for housing related projects, programs, and planning initiatives.

The Trust looks forward to the opportunity to present its Letter of Intent to the Community Preservation Committee. In this regard, please advise me if there is any additional information that the Committee needs in order to move forward the Trust's Letter of Intent. Thank you for your consideration.

Sincerely,

  
Mark S. Ellis, Trust Chair



September 13, 2023

THE HISTORICAL SOCIETY  
OF SANTUIT & COTUIT

Lindsey Counsell, Chair  
Community Preservation Committee  
Barnstable Town Hall  
367 Main St.  
Hyannis, MA 02601

Dear Mr. Counsell:

The Historical Society of Santuit & Cotuit appreciates the opportunity to apply for \$1,825 in Community Preservation funding toward our German POW Bottle Project. This would provide the remaining monies we need to pay for conservation services provided by the Northeast Document Conservation Center in Andover. While their charges total \$2,375, we previously received three individual donations totaling \$550 after requesting support for this project in our May newsletter.

This past January, a landscaper unearthed a wine bottle containing a “message” about 20 feet above sea level at Point Isabella. Without removing the contents (written on the blank side of a rolled up cereal carton), he could clearly read the words “Prisoner of War,” “Okt. 1944,” “Camp Edwards,” and parts of German names and addresses printed in blue ink. As a history buff, he deduced this long-buried artifact had something to do with the POWs held at Camp Edwards during World War II and, likely, Camp Candoit (established at Point Isabella as a satellite camp of Camp Edwards). Recognizing the artifact’s historical value, he graciously turned it over to the Historical Society.

Two months later, we took the bottle to the NEDCC. Conservators there safely removed the paper fragments and cleaned, mended and flattened them. They have also created two-sided photographic facsimiles of all the fragments, which they’ve rolled up like the originals and inserted into the bottle. We look forward to using both the originals and the facsimiles in a small permanent exhibit on Camp Candoit. This will allow our visitors to read the original “message” as well as to see what the bottle looked like upon its discovery. It’s amazing to think of tranquil Cotuit Bay once being taken over by military activity, and the POW Bottle will help us tell this fascinating aspect of Cotuit’s history.

Thank you so much for reviewing our application and considering this request!

Sincerely,

Cindy Nickerson  
HSSC Curator/Archivist

THE HISTORICAL SOCIETY OF SANTUIT & COTUIT

1148 MAIN STREET – P.O. Box 1484 – COTUIT, MASSACHUSETTS 02635

508.428.0461 WWW.COTUIHISTORICALSOCIETY.ORG INFO@COTUIHISTORICALSOCIETY.ORG

# CPC APPLICATION (Page 1)

*Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). Sample restrictions are available at the Official Website of the Town of Barnstable [www.town.barnstable.ma.us](http://www.town.barnstable.ma.us). If the restriction is prepared by the applicant, the first draft of the restriction should be provided to the CPC Coordinator. If the applicant is not preparing the restriction, a consultant will contact the applicant to assist in the drafting of the appropriate restriction after funds are appropriated. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.*

**Submission Date:** September 12, 2023

**Project Title:** German POW Bottle Project

**Project Map/Parcel Number:** N/A

**Estimated Start Date:** N/A

**Estimated Completion Date:** N/A

**Purpose (please circle all that apply):**

|                   |                                 |
|-------------------|---------------------------------|
| Open Space        | Public                          |
| Community Housing | Private                         |
| Historic XX       | Non-Profit XX                   |
| Recreation        | Partnership (Describe below #3) |

**Town Affiliation\*\*** N/A

**\*\*Please note: All Town CPC Applications must be approved by the Town Manager prior to submission.**

**Applicant Contact:**

Name: Cindy Nickerson

Organization (if applicable): Historical Society of Santuit & Cotuit

Address: 1148 Main Street

Mailing Address: P.O. Box 1484

Daytime Phone #: (508) 428-0461

E-mail Address: [info@cotuithistoricalsociety.org](mailto:info@cotuithistoricalsociety.org)

**Primary Contact (if different from applicant contact):**

Name: N/A

Address: N/A

Mailing Address: N/A

Daytime Phone #: N/A

E-mail Address: N/A

# CPC APPLICATION (page 2)

*Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). Sample restrictions are available at the Official Website of the Town of Barnstable [www.town.barnstable.ma.us](http://www.town.barnstable.ma.us). If the restriction is prepared by the applicant, the first draft of the restriction should be provided to the CPC Coordinator. If the applicant is not preparing the restriction, a consultant will contact the applicant to assist in the drafting of the appropriate restriction after funds are appropriated. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.*

## **Budget Summary:**

Total budget for project: \$2,375

CPA funding request: \$1,825

Matching funds (committed/under consideration): \$550 in hand

## **Please address the following questions:**

1. Project summary (description and goals):

In late January 2023, landscaper Shane Adams of Marstons Mills unearthed a Granada wine bottle with a “message” while working about 20 feet above sea level at Point Isabella in Cotuit. From the visible printing on the rolled paper fragments (the plain side of a Quaker Rice Flakes Serva Carton cereal box), he deduced the bottle had been buried by German POWs housed at Camp Edwards during World War II. He also knew Point Isabella had been the site of Camp Candoit, a satellite camp of Camp Edwards established for training troops in the operation of amphibious landing craft during the war. Recognizing his find’s historical value, he donated it to Cotuit Historical Society and alerted the media, resulting in a flurry of coverage that included the Cape Cod Times, Boston Globe and Boston TV’s WBZ-News.

Joe Yukna, founder of the Cape Cod Military Museum, suggested the POWs had buried the bottle as a time capsule of sorts, rather than with the intent of throwing it out to sea. Given the date on the “message”—October 1944—it’s likely the POWs were on Point Isabella helping to clear away fallen trees and other debris in the aftermath of the Great Atlantic Hurricane of 1944, which hit the Cape in mid-September. Given the labor shortage on the Cape in wartime, many POWs did assist with the storm cleanup. At this point in the war, the Engineer Amphibian Command had been de-activated, so it’s also possible they were helping to dismantle the camp.

In March, we took the bottle to the Northeast Document Conservation Center in Andover. They successfully removed the cereal box fragments—as well as three small rolled rectangular pieces of paper—and recommended steps we could take for their conservation and display. With our permission, they treated the fragments by reducing surface soil with dry cleaning techniques; washing them with filtered water/alcohol to reduce staining, discoloration and acidity; mending tears with Japanese paper and wheat starch paste to stabilize the fragments; and flattening them between blotters. Printing in blue ink on the thin cardboard fragments clearly reads “Seuviner Prisoner of War Work Okt. 1944 Camp Edwards.” The cereal box fragments also have the names of three prisoners: Lothar Gerner, Andreas Wollny and Johann Huppertz. Two smaller cardboard fragments repeat Huppertz’s and Wollny’s names along with their German addresses. Gerner’s name and address appear—though almost illegibly—on one of the smaller pieces of paper.

The original “message” as well as a re-creation of the POW bottle will become part of a permanent display on Camp Candoit in our Cotuit Museum. We plan to display the now-flattened fragments under UV-filtering glass to prevent any further damage. At the same time, we believe our visitors will enjoy seeing the bottle as it looked upon its discovery. For that purpose, the NEDCC created double-sided facsimiles of the paper fragments, which they then rolled up and inserted into the original bottle. Camp Candoit is a fascinating chapter in Cotuit’s history. Given the sensation the bottle’s discovery created, we anticipate this being a popular display.

Our Cotuit Museum was closed during the 2023 summer season due to the construction of a new addition featuring an exhibition gallery on the ground floor, an office and archives on the second floor, and a climate-controlled basement for

collection storage. Upon the completion of this work, we'll begin revamping our permanent exhibits to tell the story of Cotuit's history in a more complete and compelling way. While we had a special exhibition devoted to Camp Candoit in 2018, the camp's history has generally been missing from our exhibits. We look forward to designing a small permanent display featuring the POW bottle along with a previously donated hand grenade found on Dead Neck; probably two or three photographs of the camp and its activities; and interpretive text explaining Camp Candoit's significance.

The NEDCC has also recommended an archival box with a cradle for the bottle's safe transport and has, for the time being, placed the cardboard and paper fragments in acrylic sleeves to reinforce and protect them.

Eventually, we hope to locate relatives who may be able to tell us something of these POWs' experience on Cape Cod. We imagine they will be thrilled to learn of the bottle's discovery.

2. How does this project help preserve Barnstable's character?

Probably N/A, though the POW bottle will certainly help tell Barnstable's story.

3. Partnership(s) Description:

We received three individual donations totaling \$550 after requesting support for the German POW Bottle Project in our May email newsletter.

4. Provide a detailed project timeline:

**January 2023:** POW Bottle discovered at Point Isabella

**April 3:** Left bottle at the Northeast Document Conservation Center in Andover following consultation with conservators.

**April 6:** Received the NEDCC's condition report and estimate for their proposed treatment of the bottle's contents.

**May 19:** Upon HSSC Board approval, returned contract for work totaling \$2,375, including a 30 percent deposit of \$712.50.

**July 18:** Barnstable Historical Commission determined the POW Bottle to be historically significant.

**July 21:** NEDCC notified us that they had completed treatment of the archival material. (At this point, the bottle remains in their safekeeping.)

**Fall 2023:** Retrieve bottle and conserved paper fragments from the NEDCC.

**May 24, 2024:** Grand opening of renovated Cotuit Museum, including the POW bottle and its contents as part of a permanent display on Camp Candoit. (The museum could conceivably reopen this year prior to closing for the season at Christmas, but the beginning of the 2024 season is more likely.)

5. How does this project meet the General Criteria and Category Specific Criteria for CPC projects?

Regarding the Barnstable CPC's General Project Criteria, the German POW Bottle Project preserves an artifact that had deteriorated over the course of nearly 80 years in the ground at Point Isabella. There was moisture in the bottle upon its initial discovery, and the cereal box had separated into three fragments. Naturally, the thin cardboard was curled up, too—as had been necessary to insert it into the bottle. Crumpled, worn and stained with oxidation, the smaller, rolled pieces of paper had become soft and powdery, with the printing on one of them barely legible. (Presumably, the other two pieces had always been blank.) The NEDCC has already completed the conservation of the cardboard and paper as well as creating facsimiles of them for the re-creation of the bottle as originally found, so no question the project is feasible.

As for Category Specific Criteria, this project aligns with the criteria for Historic Preservation. The Historical Society of Santuit & Cotuit is a nonprofit organization dedicated to acquiring, preserving, interpreting and exhibiting objects of historical interest to the village of Cotuit (including the former village of Santuit) and to providing educational and cultural programs for the enrichment of its membership, visitors and the community. The POWs' "message" is certainly of significance to Cotuit's

history, in particular, and Barnstable's and the Cape's in general. As a rare artifact relating to Camp Candoit's presence and activities during World War II, the bottle and its contents will help us bring this fascinating aspect of Cotuit's history to life through a permanent exhibition. In addition, possible contacts with the descendants of Gerner, Wollny and Huppertz have the potential of enhancing our understanding regarding the POWs' experiences at Camp Edwards. The media's excitement concerning the bottle's initial discovery suggests that the artifact will become a popular exhibit here at Cotuit Historical Society. The three significant individual donations (totaling \$550) we received in support of the artifact's conservation also point to general community interest. Given our mission, Cotuit Historical Society is in an excellent position to use this artifact to help share Camp Candoit's story with historians and the general public.

6. Provide a detailed budget, including the following information, as applicable: (Fiscal Year, Total Cost, CPC Funds Requested, Other Sources of Funding sought and received, and cost estimates/quotes received):

**Northeast Document Conservation Center Proposal**

\$1,330 Recommended conservation treatment, including written and photographic documentation of condition before and after treatment; reducing surface soil with dry-cleaning techniques; cleaning paper fragments with filtered water/alcohol to reduce staining, discoloration and acidity; mending tears with Japanese paper and wheat starch paste to stabilize artifact; flattening paper with moderate pressure; and housing fragments in polyester sleeves to reinforce and protect.

\$675 Digital imaging of paper fragments for the purpose of creating two-sided facsimiles of the "messages" removed from the bottle. These facsimiles were then rolled up in an approximation of the originals and placed into the bottle, which will allow Historical Society visitors to see what the bottle looked like upon its discovery.

\$370 Archival custom storage box, including a cradle for holding the bottle.

Total cost: \$2,375

**Funding for German POW Bottle Project**

\$550 Total amount donated by three individuals in support of the German POW Bottle Project

CPC Funds Requested to Fund Remaining NEDCC Charges: \$1,825

7. Assessors office identification map and map and parcel number: N/A

Cindy Nickerson 

September 12, 2023

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant Partner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Town Manager (Town Affiliated Projects)

\_\_\_\_\_  
Date



Town of Barnstable  
**Barnstable Historical Commission**  
367 Main Street, Hyannis, MA 02601  
[www.townofbarnstable.us/planninganddevelopment](http://www.townofbarnstable.us/planninganddevelopment)



Elizabeth Jenkins, AICP  
Director

Commission Members

Nancy Clark, Chair • Nancy Shoemaker, Vice Chair • Marilyn Fifield, Clerk  
Jack Kay • George Jessop, AIA • Cheryl Powell • Barbara DeBiase (alternate)

July 20, 2023

Historical Society of Santuit & Cotuit  
1148 Main Street  
Cotuit, MA 02635  
(508) 428-0461

RE: Cotuit POW Bottle

Dear Ms. Nickerson,

At the Barnstable Historical Commission meeting on July 18, 2023 the commissioners reviewed the materials submitted and voted unanimously that the bottle found at Point Isabella containing the names and addresses of German POWs held at Camp Edwards during World War II is a historically significant artifact.

Sincerely,

Nancy B. Clark, Chair  
Barnstable Historical Commission



**ACTIVE COMMUNITY PRESERVATION COMMITTEE APPROPRIATIONS  
AS OF SEPTEMBER 6, 2023**

| COUNCIL ORDER | ACCOUNT DESCRIPTION      | ORIGINAL APPROP | TRANFRS/ADJSMTS | REVISED BUDGET  | YTD EXPENDED    | ENCUMBRANCES  | AVAILABLE BUDGET | % USED |
|---------------|--------------------------|-----------------|-----------------|-----------------|-----------------|---------------|------------------|--------|
| 2008-022      | MILLS PROPERTY           | \$ 150,000.00   | \$ -            | \$ 150,000.00   | \$ -            | \$ 150,000.00 | \$ -             | 100.0% |
| 2013-072      | AFFORDABLE ACCESSORY HOU | 200,000.00      | -               | 200,000.00      | 163,717.85      | -             | 36,282.15        | 81.9%  |
| 2014-010      | LAND ACQUISITION-HYANNIS | 50,000.00       | -               | 50,000.00       | -               | -             | 50,000.00        | 0.0%   |
| 2014-142      | BURGESS BARN RESTORATION | 193,849.00      | -               | 193,849.00      | 118,419.70      | 6,513.09      | 68,916.21        | 64.4%  |
| 2015-130      | CAPE COD RAIL TRAIL EXT. | 215,515.00      | -               | 215,515.00      | 206,869.42      | 881.85        | 7,763.73         | 96.4%  |
| 2015-138      | 111 PRINCE AVE. ACQUISIT | 300,000.00      | -               | 300,000.00      | 277,075.00      | -             | 22,925.00        | 92.4%  |
| 2015-153      | TOWN HALL RENOVATIONS    | 185,000.00      | -               | 185,000.00      | 97,403.62       | -             | 87,596.38        | 52.7%  |
| 2016-114      | WEST BARN COMM BLDG WIND | 158,730.00      | 169,266.00      | 327,996.00      | 312,711.99      | 265.00        | 15,019.01        | 95.4%  |
| 2016-171      | COMPREHENSIVE RECREATION | 137,528.00      | -               | 137,528.00      | 124,620.00      | 3,060.00      | 9,848.00         | 92.8%  |
| 2017-048      | AFFORDABLE HOUSING PROGR | 75,000.00       | -               | 75,000.00       | 35,100.00       | -             | 39,900.00        | 46.8%  |
| 2017-107      | FEDERATED CHURCH OF HY-B | 54,100.00       | -               | 54,100.00       | 49,000.00       | -             | 5,100.00         | 90.6%  |
| 2018-009      | CENTERVILLE REC BLDG RES | 163,800.00      | -               | 163,800.00      | 109,463.09      | -             | 54,336.91        | 66.8%  |
| 2018-019      | ACCESSORY AFFORDABLE APT | 200,000.00      | -               | 200,000.00      | -               | -             | 200,000.00       | 0.0%   |
| 2019-005      | CCRT SHARED PED/BIKE PAT | 80,000.00       | -               | 80,000.00       | 76,070.00       | 3,930.00      | -                | 100.0% |
| 2019-083      | SAINT MARY'S RESTORATION | 147,725.00      | -               | 147,725.00      | 141,808.00      | -             | 5,917.00         | 96.0%  |
| 2020-011      | BARNSTABLE HOLLOW FIELD  | 162,180.00      | -               | 162,180.00      | 160,573.60      | -             | 1,606.40         | 99.0%  |
| 2020-013      | ANNUAL TOWN REPORT RESTO | 136,055.00      | -               | 136,055.00      | 132,372.84      | 986.00        | 2,696.16         | 98.0%  |
| 2020-136      | 560 WEST MAIN ST-AFFORDA | 400,000.00      | -               | 400,000.00      | -               | -             | 400,000.00       | 0.0%   |
| 2021-166      | FY22 CPC ADMINISTRATION  | 200,000.00      | (65,954.49)     | 134,045.51      | 93,780.35       | 40,265.16     | -                | 100.0% |
| 2021-187      | BARN HISTORICAL SOCIETY  | 89,950.00       | -               | 89,950.00       | 40,000.00       | -             | 49,950.00        | 44.5%  |
| 2022-003      | CENTERVILLE REC PLAYGROU | 816,793.00      | -               | 816,793.00      | 26,377.50       | 30,205.00     | 760,210.50       | 6.9%   |
| 2022-004      | BARNSTABLE HOLLOW FIELD  | 125,000.00      | -               | 125,000.00      | -               | -             | 125,000.00       | 0.0%   |
| 2022-035      | FY22 STURGIS LIBRARY RES | 165,000.00      | -               | 165,000.00      | 128,285.63      | -             | 36,714.37        | 77.7%  |
| 2022-143      | RESTOR DOTTRIDGE ICEHOUS | 87,500.00       | -               | 87,500.00       | 49,941.50       | -             | 37,558.50        | 57.1%  |
| 2022-152      | RESTROOM FACILITY LITTLE | 200,000.00      | -               | 200,000.00      | -               | -             | 200,000.00       | 0.0%   |
| 2022-153      | COTUIT FEDERATED CHURCH  | 179,369.00      | -               | 179,369.00      | -               | -             | 179,369.00       | 0.0%   |
| 2022-182      | FY23 CPC ADMINISTRATION  | 200,000.00      | (66,981.59)     | 133,018.41      | 130,518.41      | 2,500.00      | -                | 100.0% |
| 2023-064      | ZION UNION MUSEUM RESTOR | 1,337,890.00    | -               | 1,337,890.00    | 5,860.00        | -             | 1,332,030.00     | 0.4%   |
| 2023-069      | OLDE COLONIAL COURTHOUSE | 125,000.00      | -               | 125,000.00      | -               | -             | 125,000.00       | 0.0%   |
| 2023-142      | CC RAIL TRAIL PHASE 3    | 195,000.00      | -               | 195,000.00      | 1,441.71        | -             | 193,558.29       | 0.7%   |
| 2023-143      | CC RAIL TRAIL PHASE 4    | 300,000.00      | -               | 300,000.00      | 1,178.32        | 242,000.00    | 56,821.68        | 81.1%  |
| 2023-144      | RESTORE UNITARIAN CHURCH | 300,000.00      | -               | 300,000.00      | 224,550.00      | -             | 75,450.00        | 74.9%  |
| 2023-147      | ACCESSIBLE PLAYGROUND EQ | 1,362,962.00    | -               | 1,362,962.00    | -               | -             | 1,362,962.00     | 0.0%   |
| 2023-176      | FY24 CPC ADMINISTRATION  | 200,000.00      | -               | 200,000.00      | 12,383.05       | 60,333.24     | 127,283.71       | 36.4%  |
|               | <b>Grand Total</b>       | \$ 8,893,946.00 | \$ 36,329.92    | \$ 8,930,275.92 | \$ 2,719,521.58 | \$ 540,939.34 | \$ 5,669,815.00  | 36.5%  |



September 1, 2023

Community Preservation Committee  
Town of Barnstable  
Barnstable Town Hall  
367 Main St., Hyannis  
Barnstable, MA 02601

**Community Preservation Coalition Dues Notice**

FY24 Annual Membership Dues: .....\$7900

**PLEASE NOTE**  
**Our billing information has changed as of July 1, 2023:**

**NEW PAYEE!** Make checks payable to: Third Sector New England, Inc.  
*(And please include in the description line: Community Preservation Coalition)*

**NEW ADDRESS!** Remit membership dues payments to:

Third Sector New England, Inc.  
89 South Street, Suite 700  
Boston, MA 02111-2670  
Attn: Community Preservation Coalition

**NEW TAX ID NUMBER!** See attached W9 form.

*The Community Preservation Coalition operates as a fiscally sponsored program of Third Sector New England, Inc.*

*For any questions regarding billing, please contact the Community Preservation Coalition staff at 617-367-8998.*

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

|  |  |  |   |
|--|--|--|---|
| Print or type.<br>See Specific Instructions on page 3. | 1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.<br><b>Third Sector New England, Inc.</b>   |  |   |
|  | 2 Business name/disregarded entity name, if different from above<br><b>TSNE</b>  |  |   |
|  | 3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.   |  | 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):<br><br>Exempt payee code (if any) _____<br><br>Exemption from FATCA reporting code (if any) _____<br><br><i>(Applies to accounts maintained outside the U.S.)</i> |
|  | <input type="checkbox"/> Individual/sole proprietor or single-member LLC<br><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____<br><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. |  |   |
|  | <input checked="" type="checkbox"/> Other (see instructions) ▶ <b>501(c)(3) NonProfit</b>  |  |   |
|  | 5 Address (number, street, and apt. or suite no.) See instructions.<br><b>89 South Street</b>  |  | Requester's name and address (optional)   |
|  | 6 City, state, and ZIP code<br><b>Boston, MA 02111</b>   |  |   |
| 7 List account number(s) here (optional)               |  |  |   |

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

|                                       |   |   |   |   |   |   |   |   |   |
|---------------------------------------|---|---|---|---|---|---|---|---|---|
| <b>Social security number</b>         |   |   |   |   |   |   |   |   |   |
|                                       |   |   |   |   |   |   |   |   |   |
| <b>or</b>                             |   |   |   |   |   |   |   |   |   |
| <b>Employer identification number</b> |   |   |   |   |   |   |   |   |   |
| 0                                     | 4 | - | 2 | 2 | 6 | 1 | 1 | 0 | 9 |

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

|                  |   |                   |
|------------------|---|-------------------|
| <b>Sign Here</b> | Signature of U.S. person ▶ <i>Phillip Audin</i> | Date ▶ 03/01/2023 |
|------------------|---|-------------------|

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

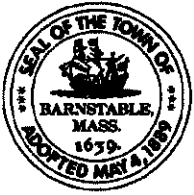
**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



**The Town of Barnstable**  
**Affordable Housing Growth & Development**  
**Trust Fund Board**  
367 Main Street, Hyannis MA 02601  
www.town.barnstable.ma.us

**Mark S. Ells, Chair**

July 17, 2023

Lindsey Counsell, Chair  
Community Preservation Committee  
367 Main Street  
Hyannis, MA 02601

**Re: Report on the Affordable Housing/Growth & Development Trust Fund  
Activities Relating to the Award of Community Preservation Funds for  
Fiscal Year 2023**

Dear Mr. Counsell:

On behalf of the Affordable Housing/Growth & Development Trust Fund Board, I am submitting the following report regarding the Trust's activities. The last formal report submitted to the CPC was for the period of November 2021 through April 2022. Based primarily on the lack of applicant activity, the Trust Board had decided that formal written reports were not needed to narrate for periods with minimal activity, and written reports could be made semi-annually instead of quarterly. I have provided updates to the Trust that were not formally conveyed to the CPC, but these reports were not consistent with the Town's calendar and fiscal cycles and have not aligned with any other logical Town reporting cycle. Therefore, on May 5, 2023 the Board voted that subsequent reports would be issued at the close of the Fiscal Year and at the close of the Calendar Year. I have attached my draft documents for your reference, which show of the lack of activity.

Since the beginning of 2023, however, I am pleased to report that interest and activity seems to be picking up.

**Outreach & Marketing of the 2022 Notice Of Funding Availability (NOFA)**

Since July of 2022, the Town has been concurrently working on updates to its Local Comprehensive Plan and its Housing Production Plan. These updates coincide with release of 2020 decennial census data and 2022 updates. These plans will guide the marketing and outreach efforts of the Trust. The analysis of newer housing and demographic data bears out the growing unmet demand for housing production, as well as foundational changes in the valuation and ownership of residential property. It has become evident that the Trust will need to establish different outreach strategies if our goal is to adequately incentivize private developers to produce lower priced housing options.

The Trust expended \$2,102.93 of non-CPA dollars on digital, print and broadcast advertising targeted to builders, developers and real professionals including banks and financing entities. Results from our outreach and marketing to this sector have not produced to our satisfaction. We received 9 inquiries during this report period, 4 of which were follow-up inquiries and 5 of which resulted in face-to-face meetings with staff. Given the mild interest in our program as advertised, the Trust has decided to complete the original advertising campaign as planned, but to also review a revised direction for next year. Currently, the intent is to focus on professionals and property owners with local or regional experience, who may have greater interest in investing on a smaller scale, at scattered sites to optimize densities. Trust and Town staff will be working on a re-calibrated campaign, more targeted towards local fit.

### **Community Preservation Funds Expended During the 2<sup>nd</sup> Half of Calendar 2022:**

#### **Administrative Support:**

\$150.00 was expended for staff wages (assistance from Ruth Weil for a follow-up on a previous project) and the associated Medicare expense of \$2.18 in Medicare taxes on wages.

#### **Projects:**

##### **Standard Holdings, LLC for the Residences at 850 Falmouth Road**

Throughout 2022, Standard Holdings completed construction and obtained occupancy permits for all 53 units. As you may remember, the Trust allocated \$1,400,000 towards this project in return for the inclusion of **ten (10) affordable rental units, which shall be maintained as affordable in perpetuity to households earning 50% or below of the Area Median Income (AMI).**

On Wednesday, June 30<sup>th</sup>, Paula Stewart of Community Housing Strategies conducted the fair market lottery drawing for the ten (10) affordable apartments. Jillian Douglass (Administrator for the Trust) and Hilde Haye (Chair of the Barnstable Housing Committee) facilitated a live, in-person, option in the Selectmen's Conference Room at the Town Hall for applicants wishing to attend in-person. Twenty-eight (28) complete applications were certified as income-qualified (not exceeding the maximum 50% of Area Median Income) and entered into the lottery. We are pleased to report that Standard Holdings anticipates lease completions in time for August occupancies.

#### **Pending Expenditures:**

**Grant to the Cape and Islands Veterans Outreach Center, Inc. (CIVOC) for \$90,000 in to support the creation of 5 single room occupancy (SRO) units for homeless veterans to be located at 1341 route 134, Dennis, Ma.**

As reported earlier, CIVOC successfully completed the construction and leasing of these units in 2022. We received an update this month from CIVOC's Director, James Seymour, that they will contact the Town once they have received final compliance approval documentation from DHLIC. Once we have State certification the Town's committed funding will be released.

### **New Funding Commitments 1st ½ of Calendar Year 2023:**

## **FORWARD Phase 2**

As you may recall, in 2019, the Town allocated \$120,000 of CPA funding toward FORWARD at the Rock's regional communal project at 151 Hokum Rock Road, in Dennis. FORWARD stands for Friends or Relatives with Autism Related Disorder. The original project created eight (8) bedrooms for four (4) men and four (4) women in a group home, specifically so that adults over 22 years of age (including seniors) with Autism could live independently, through Massachusetts Department of Developmental Services case management and the provision of tailored supportive services from Cape Abilities of Cape Cod and Kennedy Donovan Center.

On February 3, 2023, the Trust Board voted to award conditional commitment of up to \$375,000 towards "FORWARD at the Rock, Phase 2", also in the Town of Dennis, on the property adjacent to the Phase 1 Duplex. The second phase will include the addition of eight (8) one-bedroom case-managed independent living apartments, and this new award is for the expansion of a successful regional housing initiative, specifically for income-eligible adults on the Spectrum, who can live independently, with structured support.

FORWARD has once again received Community Preservation Act funding awards from multiple Towns. Phase 2 commitments include \$120,000 from Brewster, \$75,000 from Bourne, \$685,000 from Dennis, \$180,000 from Yarmouth, \$43,500 from Sandwich, and now \$375,000 from Barnstable.

The Town of Barnstable's legal department is currently working to draft a consistent grant agreement.

### **Potential Use of Town-Owned Parcels for the Development of Affordable Housing**

A quick review of Building Department statistics for FY 2022 indicates that Commercial Remodel activity in Barnstable has increased by 96 % over last year. Increased private sector activity has demanded reciprocal review and consultation by municipal Building, Planning & Development Department Staff. These projects tend to require significantly more direct time and attention to review new plans for permitting and coordinate new designs with existing and pending ones, at a time when employee turn-over and hiring in all sectors has been a challenge. Town staff in all departments have been diligently working on various capacity-expanding infrastructure projects for roadways, water, sewer and wind interconnections, throughout all of Barnstable's seven villages. Town and Trust staff have continued to explore various methods, potentials and proposals for developing Affordable units within each of these new public and private ventures. With all of this construction activity, our Town is poised to safely and comfortably accommodate higher densities and intensities of growth and activity, including Affordable housing. Town projects to build-out Town-owned properties for Affordable units continue to make progress. Staff has been defining existing legal or procedural impediments and expects to have identified various site option details, including terms of legal disposition, easements, timing, scope, scale, unit make-up, design process and draft Request for Proposal documents with the intention of presenting several concepts for action before the end of the calendar year.

Trust staff is available to appear before the CPC to answer any questions that you may have regarding this report. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jillian Douglass". The signature is fluid and cursive, with a large initial "J" and "D".

Jillian Douglass,  
Trust Administrator

cc: Housing Committee