



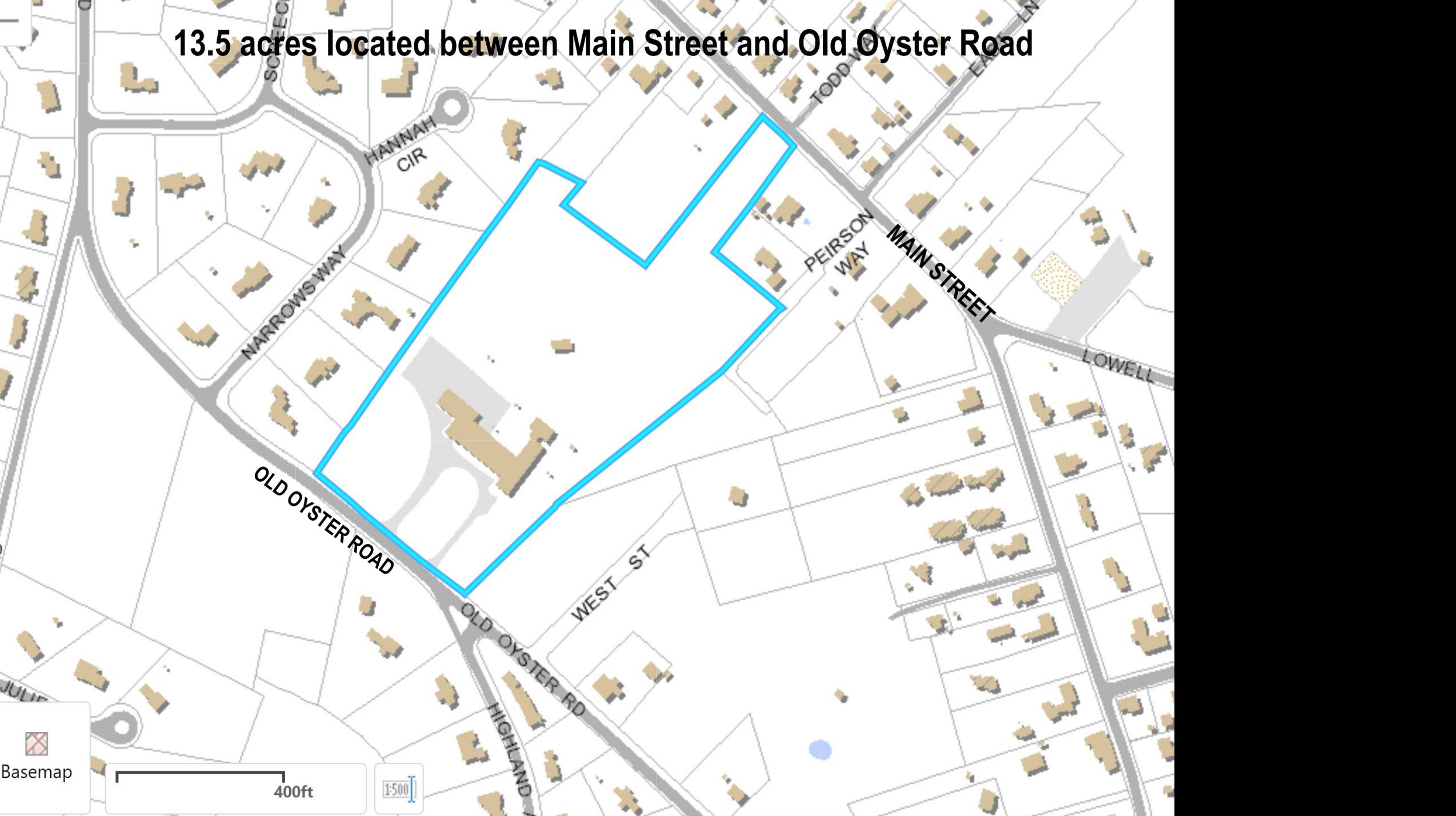
Cotuit Fire District Proposal

Acquisition of all or a portion of
the 13.5 acre

Cotuit Elementary School Property

140 Old Oyster Road

13.5 acres located between Main Street and Old Oyster Road



Basemap



Why is the land important?

The school building is within 800' of the wellhead

Nearly all of the land contributes to
the quality of our drinking water

Zone 2 in yellow: groundwater contributes to the quality of the water drawn from the well



Lowell Park

School

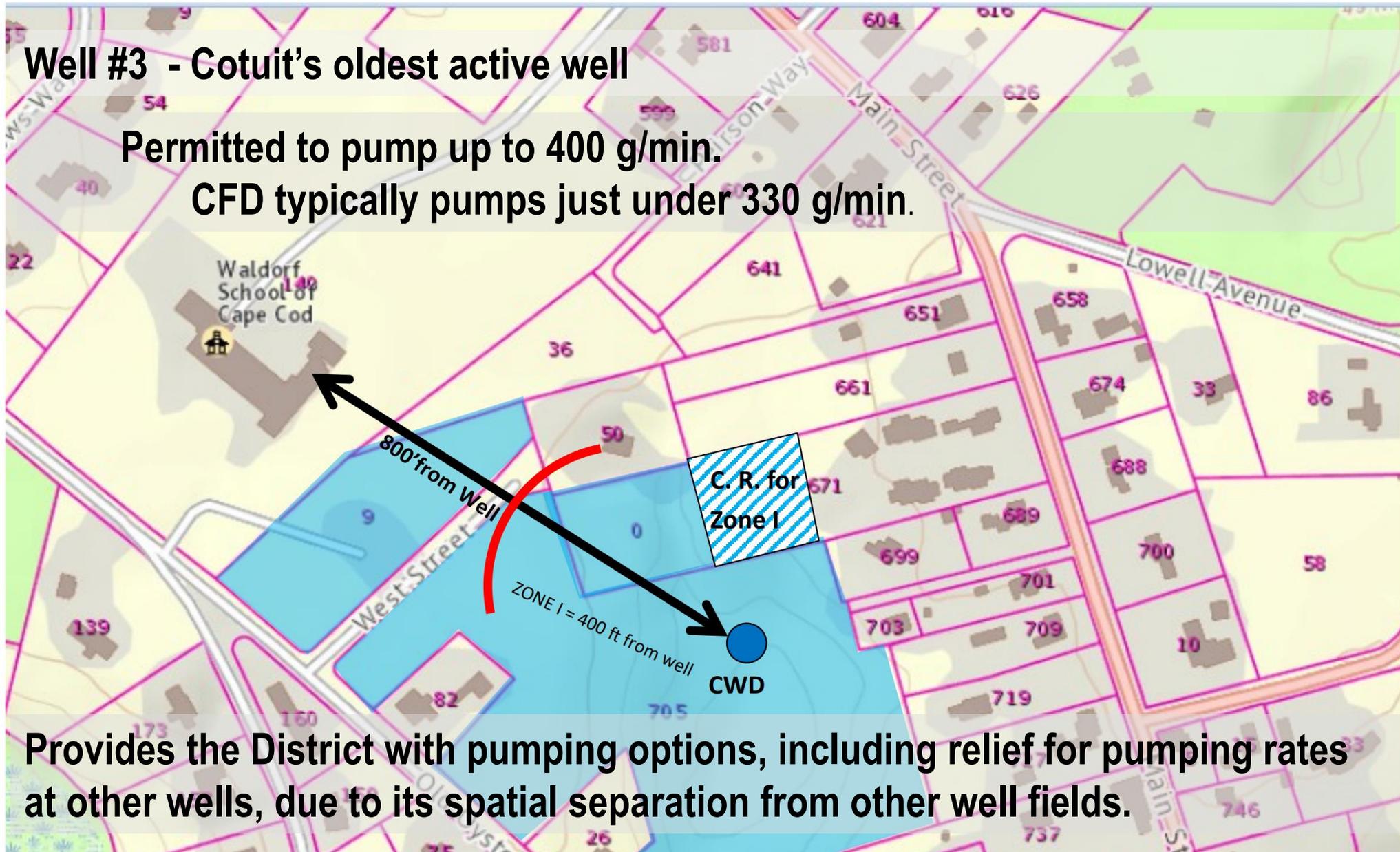
**Zone 1:
400' radius
around well #3**

Cotuit Bay



Well #3 - Cotuit's oldest active well

**Permitted to pump up to 400 g/min.
CFD typically pumps just under 330 g/min.**



Provides the District with pumping options, including relief for pumping rates at other wells, due to its spatial separation from other well fields.

Benefits:

In addition to protecting our drinking water, the natural land filters the groundwater that feeds freshwater to Cotuit Bay.

The property is an important open space and recreation asset that includes:

- Tennis courts
- Baseball diamond
- An open field
- Forest land with trails

The land is also used as:

- Parking for Kettleers games and other village events
- A community gathering space on the 4th of July

OPTION 1:

Take no action – just let the Town do what it will!

- *The Town's Asset Management Advisory Committee recommended creating and selling 3 building lots off Old Oyster Road to cover the cost of building demolition. They have also asked Town staff to explore an intergovernmental transfer to the Cotuit Fire District.*

In response,

- *The Prudential Committee, Fire Commissioners and Water Commissioners have all written letters expressing interest in District acquisition.*
- *Demolition costs were in the Town's Capital Improvement Plan (CIP) and proposed for FY'22 but have been deferred and are not in the current CIP that is up for adoption this spring. Those costs had been estimated at approximately \$940,000.*

OPTION 2:

INTER-GOVERNMENTAL TRANSFER – Town of Barnstable to Cotuit Fire District

District to explore feasibility of acquisition of some or all of the 13.5 acres of land, including the school building.

- Land that the 15,000 sq. ft. school sits on is 5-acres_± including parking areas**
- Forested woodlands are 3 acres_±**
- Recreation land including driveway is 5.5-acres_± includes tennis court, baseball diamond, open field**

Town Committee proposed District acquisition of 5 acres including school building and property out to Old Oyster Road.

District expressed additional interest in forested area. Proposed that Town keep fields and tennis courts due to management and liability concerns. Put restrictions on use of land and chemicals to ensure protection of the wellfield.



PROPOSAL

**DISTRICT ACQUIRE GREEN 8-acres±
School Building
White Pine Forest**

**TOWN keep RED 5.5-acres±
manage for recreation
restrict chemical use**

**Current DISTRICT land in BLUE:
pump station, tank and land in Zone 1
required to protect the well**

BUILDING

DEMOLISH

or

REMODEL FOR ALTERNATIVE USE

What should that use be?

District offices? Fire station? Community center? Combination? Other ideas?

Costs?

Timing?

FINANCIAL IMPLICATIONS and TIMING:

Sources of cost for District:

- 1. Studies of property (environmental assessment, etc.), expenses of transaction, cost of consultants to estimate cost of demolition and renovation.**
- 2. Demolition or Renovation.**

Goal: to present cost estimates (#1 above) to District meeting for consideration/approval in May

Once analysis is done, present financial implications of taking ownership (operating costs, demolition costs and renovation costs) to District for vote on course of action to be pursued.

Once demolition cost estimates are approved, District could take ownership and continue to evaluate alternative uses for a period of time, proceeding with demolition only if no alternative use were to be approved.



2021 Cotuit Elementary School Committee Member BIOS

Jim Dannhauser: Co-Chair

Jim began his business career as a commercial attorney, then moved into investment banking, serving in an advisory capacity to family-owned businesses and investor groups. He eventually became the CFO of a small company that grew over time and became a public company. After leaving that company, Jim served as a senior advisor to a large private equity company and as an advisor to, and an investor in, a number of small businesses. Jim has also served as a member of the Board of Directors of two other public companies.

In his retirement, Jim continues to assist small businesses as a volunteer with the Cape Cod and Islands Chapter of SCORE, a non-profit organization that provides educational programming and mentoring to small businesses. He is the current President of the Cotuit-Santuit Civic Association.

Frances Parks: Co-Chair

Fran grew up in Cotuit and was in the first class to attend Cotuit Elementary School. She graduated from Barnstable High School and attended Indiana University. She worked at Cape Cod Hospital and Cape Cod Radiology as a Radiologic Technologist. She later received a BA in Sociology from University of Massachusetts at Boston and a B.S from SUNY at Stony Brook where she became a Board-Certified Physician Assistant. She completed a Pediatric Masters program residency in Hartford. After thirty years commuting to Braintree, she recently retired from Harvard Vanguard Medical Associates.

Fran is the current Chairman of Cotuit's Prudential Committee and serves on the Town of Barnstable's Trust Fund Advisory Committee and Historical Commission. She has previously served as a Trustee at the Federated Church and on the Board of the Cotuit Library and the Cotuit-Santuit Historical Society. She loves to garden and kayak.

2021 Cotuit Elementary School Committee Member BIOS

Jaci Barton

Jaci has been a full-time resident of Cotuit since 1978. In the mid-80s she became actively involved in the newly formed Cotuit-Santuit Civic Association and Citizen's for Open Space; an organization formed to educate the community about Town efforts to preserve Crocker Neck and other critical areas for conservation, recreation, and water resource protection.

The fledgling Barnstable Land Trust (BLT) hired her in 1985 as BLT's first Executive Director. In her 30-year tenure at BLT she was instrumental in preserving some of Cotuit's special places like Lowell Park Woodlands, Cordwood and Bell Farm.

In 1989, Jaci was elected to Barnstable's first Town Council and served the village for 10 years. She has served on the Board of the Alliance to Protect Nantucket Sound and Three Bays Preservation (now the Barnstable Clean Water Coalition).

David Churbuck

David grew up spending summers in Cotuit and moved to the village full-time in 1991. He is a former newspaper reporter (Cape Cod Times, Lawrence Eagle-Tribune) and magazine editor (Forbes); and now is a partner in a national crisis communication firm.

He is a former president of the Association of the Cotuit Mosquito Yacht Club and has served on the board of the Cotuit Library. Two of his children attended the Cotuit Elementary School. He is an avid sailor, rower, and amateur maritime historian.

2021 Cotuit Elementary School Committee Member BIOS

Thomas Hoppensteadt

Tom currently lives in Cotuit and has served as Water Commissioner for 3+ years. His educational background includes a Bachelors degree in Zoology with a Minor in Environmental Science and a Masters degree in Teaching Biology. For the past 23 years Tom has been a teacher of Biology, Earth Science, Ecology and Environmental Science at Mashpee High School.

Tom has 15 years of experience as a Fish and Wildlife Field Biologist and Natural Resources Manager for a variety of governmental agencies. His professional interests include natural resources restoration, preservation, and conservation with an emphasis on ecological relationships and habitat evaluations.

Mark Lynch

Mark and his family summered in Cotuit for 25 years. Several years ago, he and his wife Kathleen moved to Cotuit and became year-round residents. They have two grown children - twins - who sailed and raced with the Cotuit Mosquito Yacht Club.

After graduating from Boston College, Mark went on to receive his J.D. from Cornell Law School. During his professional years, he was a litigation attorney who spent most of his career working in-house for pharmaceutical companies. Mark serves on the board of the Cotuit-Santuit Civic Association and enjoys gardening and sailing.

2021 Cotuit Elementary School Committee Member BIOS

Ron Mycock

Ron is a lifelong resident of Cotuit. He attended Cotuit Elementary School as did his children. For 51 years he has owned Mycock Insurance, a local business in the heart of the village.

Ron has served as a Cotuit Fire District Commissioner and on the board of the Cotuit-Santuit Civic Association. His family history and passion for baseball led to years of involvement with the Cotuit Athletic Association which sponsors the Cotuit Kettleers and maintains Lowell Park. Ron also served on the Finance Board of the Cotuit Federated Church.

Adam Zais

Adam and his wife Carol moved full-time to Cotuit in 2015, although their relationship with Cotuit and the Cape goes back over sixty years, courtesy of his in-laws Peg and Sep Dietzgen. They have two adult children who spent summers sailing with the Cotuit Mosquito Yacht Club and cheering on the Kettleers with their grandfather.

Since graduating from Boston University, Adam built his career in the vibrant Boston-area software industry. He has had a hand in creating and building startup companies to successful exit or strong ongoing growth in roles such as founder, CEO, and sales leader. He is currently working on his eighth such company.

For the past four years, Adam has been serving as a member of the Board of Fire Commissioners. He also serves as the chairman of the building committee at The Beach Club in Centerville. Adam also volunteers as a mentor with the Advocates for a Community College Education (ACCE). Like many Cotuit residents, Adam loves gardening and walking the beaches, and can be seen doing lots of yard work.

2021 Cotuit Elementary School Committee ADVISORS/CONSULTANTS:

Donald J. MacKinnon

“D.J.” has been a summer resident of Cotuit for over fifty years. In the near future, after retirement, he plans to reside full-time in Cotuit.

In 1992, D.J. founded Atlantic Development and currently serves as President. Atlantic’s real estate initiatives include retail, senior housing, apartments, restaurants, office, commercial and mixed-use communities.

DJ raised his family in Hingham, MA and has served on several non-profit boards including the South Shore YMCA and Thayer Academy. In Hingham, he has also volunteered in numerous capacities including the Veterans Memorial Fundraising Committee and as a coach of youth sports. He spends his free time with his family enjoying skiing, boating, and rowing crew shells throughout the three-bay area.

Ray Pirrone

Originally from Ohio, Ray holds an MBA and CPA. After public accounting, much of his career was in manufacturing organizations. He spent twenty years with large international organizations in a variety of financial roles – both domestically and abroad - including as CFO. The latter part of his career was involved with smaller organizations as general manager or CFO.

Nineteen years ago, Ray and his wife, Emilie, re-located to Cape Cod from New Jersey. On the Cape, he was the CFO of Cape Abilities inc., a non-profit organization serving people with disabilities. For the past four years he has been the Treasurer for both the Cotuit and West Barnstable Fire Districts.