



# Town of Barnstable

Planning and Development Department

## Housing Committee



[www.townofbarnstable.ma.us/housingcommittee](http://www.townofbarnstable.ma.us/housingcommittee)

Meeting Minutes

December 17, 2019

367 Main Street, 2nd Floor, Selectman's Conference Room, Hyannis MA

**Members present:** Dave Carey – Chair, Hilda Haye, Glen Anderson, Donald Lynde and Paula Breagy.

Chair

Dave Carey

Vice Chair

Hilda Haye

Clerk

Glen Anderson

Members

Paula Breagy

Donald Lynde

Barnstable Housing Authority Liaison

Lorri Finton

Town Council Liaison

Paul Hebert

Staff

Director:  
Elizabeth Jenkins

Housing Coordinator:  
Arden Cadrin

Principal Assistant:  
Kate Thompson

**Liasons present:** Lorri Finton-Barnstable Housing Authority Liaison

**Staff present:** Arden Cadrin - Special Projects Coordinator; Kate Thompson - Administrative Assistant

**Chair Dave Carey opened the Housing Committee meeting at 8:35AM**

Chair Carey announced that the meeting is recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A, s.20; and inquired whether anyone is taping this meeting and to please make their presence known.  
No response.

**New Business:**

Chair Carey introduced Jake Dewey.  
Mr. Dewey spoke about his two current projects.

1. 17 High School Rd. between Main and South Streets called the J.P. Baxter House and Residences. An existing building with 2 units and an office space. The lot in the rear will have 4 duplex buildings. It's all by right and is waiting for the Tax Increment Exemption.
2. 560 West Main St.- This proposed project will completely rehab the existing abandoned motel into 9 new studio apartments and retain the front, main 3 bedroom house. In addition, there are 4 two bedroom rental units in an apartment building . With the proposed CPC funding support, two of these units will be deed restricted as affordable, serving income eligible tenants.

Mr. Dewey was asked what barriers he thinks about when he starts a project.

- Are there going to be fire sprinklers?
- Water tapping fee is way too high.
- Zoning.
- Wastewater.
- Cost of building.

- Number of parking spaces.

The Committee informally voted unanimously to write a letters of support to send to the Town Council Sub-Committee for the High School Rd. project and CPC for the motel project.

**Cape Housing Institute summary:**

The main theme was how to accomplish creative Housing and the tools communities can use.

Ms. Cadrin and Mr. Anderson attended. They heard from developers, architects, builders. How much it costs to just put a shovel into the ground. There were communities that are more ready to build than Barnstable is.

**Dates for the 2020 meetings:**

The third Tuesday of each month at 8:30 am. All Committee Members in favor.

**Update on Affordable Housing projects/initiatives Planning & Development Initiatives  
Hyannis Zoning:**

Ms. Cadrin is working with Utile on a zoning project to change to a form based code which is more of what a building looks like and not worry about the use.

**Education:**

Ms Cadrin and Chair Carey will meet with the Town Manager to discuss the high cost of water hook-up.

**Affordable Housing Trust:**

Their goal is to become more active so they have requested that 2.5 million dollars be moved from CPC to AHT so that money can be moved more quickly. CPC has approved and then it has to go to the Town Council. The Committee informally voted unanimously to write a letter of support for this to the Town Council.

Approval of Meeting Minutes September 17, 2019 – (Exhibit B)

**Motion duly made by Dave Carey and seconded by Donald Lynde to approve the September 17, 2019 minutes of Vote: Aye All. Minutes approved as is.**

Next Meeting Date: January 21, 2020

Closing Comment: None

**Motion duly made by Glen Anderson and seconded by Donald to adjourn the meeting**

Meeting adjourned at 9:14 AM.

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

Exhibit A Agenda dated December 17, 2019

Exhibit B Minutes dated September 17, 2019

Respectfully submitted,

Kate Thompson – Planning and Development Department

Public files are available for viewing during normal business hours 367 Main Street, Hyannis\*\* Further detail may be obtained by viewing the meeting video via Channel 18 on demand at

<http://www.town.barnstable.ma.us> \*\*