



Town of Barnstable Town Council

367 Main Street, Village of Hyannis, MA 02601
Office 508.862.4738 • Fax 508.862.4770
E-mail: council@town.barnstable.ma.us
www.town.barnstable.ma.us

MEETING AGENDA TOWN HALL HEARING ROOM January 18, 2018 7:00 PM

Councilors:

Eric R. Steinhilber
President
Precinct 2

James H. Crocker Jr.
Vice President
Precinct 5

John G. Flores
Precinct 1

Paul Hebert
Precinct 3

Britt Beedenbender
Precinct 4

Paul Neary
Precinct 6

Jessica Rapp Grassetti
Precinct 7

Debra S. Dagwan
Precinct 8

James M. Tinsley
Precinct 9

Matthew Levesque
Precinct 10

Philip N. Wallace
Precinct 11

Paula Schnepf
Precinct 12

Jennifer L. Cullum
Precinct 13

Administrator:
Cynthia A. Lovell

Administrative
Assistant:
Kelly Crahan

Original posted on January 16, 2018
@ 11:30am; Updated on January 17, 2018
@ 11:14am to add Appointments to a
Board/Committee/Commission

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. MOMENT OF SILENCE**
- 4. PUBLIC COMMENT**
- 5. COUNCIL RESPONSE TO PUBLIC COMMENT**
- 6. TOWN MANAGER COMMUNICATIONS**
- 7. ACT ON MINUTES (Including Executive Session)**
- 8. COMMUNICATIONS- from elected officials, boards, committees, staff commission reports, correspondence and announcements**
- 9. ORDERS OF THE DAY**
 - A. Old Business**
 - B. New Business**
- 10. ADJOURNMENT**

NEXT REGULAR MEETING: February 1, 2018

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A. OLD BUSINESS

2018-052	Reappointments to a Board/Committee/Commission: Shellfish Committee: Albert Surprenant as a regular member to a term expiring 6/30/20; Board of Governors of the Steamship Authority: Robert R. Jones, as a representative member of Barnstable, to a term expiring 12/31/2021 (May be acted upon)	3
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B. NEW BUSINESS

2018-054	Order to amend Chapter 168 – Regulatory Agreement Districts Map to include Map 311 Parcel 092 (Refer to Public Hearing 02/01/18)	4-5
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2018-060	Appointments to a Board/Committee/Commission: Old Kings Highway Historic District Commission: Polly Brazelton, Barnstable, as an alternate member to a term expiring 06/30/18; Shellfish Committee: Patricia Farinha, Hyannis, as a regular member holding a family permit to a term expiring 06/30/20; Water Quality Advisory Committee: Barry Gallus, Cotuit, as a regular member to a term expiring 06/30/18; Zoning Board of Appeals: Kyle Evancoe, Barnstable, as an associate member to a term expiring 06/30/18. (First Reading)	17

Approve Minutes –December 21, 2017

Please Note: The list of matters, are those reasonably anticipated by the council president, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact 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 Council may go into executive session. The Council may also act on items in an order other than they appear on this agenda. Persons interested are advised, that in the event any matter taken up at the meeting remains unfinished at the close of the meeting, may be put off to a continued session of this meeting, and with proper notice. Anyone requiring hearing assistance devices please inform the Town Clerk at the meeting.

A. OLD BUSINESS (May be acted upon)

BARNSTABLE TOWN COUNCIL

ITEM # 2018-052
INTRO: 12/21/17, 01/18/18

2018-052 REAPPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION

RESOLVED: That the Town Council reappoints the following individuals to a multiple-member board/committee/commission: **Shellfish Committee:** Albert Surprenant as a regular member to a term expiring 6/30/20; **Board of Governors of the Steamship Authority:** Robert R. Jones, as a representative member of Barnstable, to a term expiring 12/31/2021.

SPONSOR: Appointments Committee

DATE	ACTION TAKEN
<u>12/21/17</u>	<u>First Reading</u>
_____	_____

- ___ Read Item
- ___ Rationale
- ___ Council Discussion
- ___ Move/Vote

B. NEW BUSINESS (Refer to Public Hearing 02/01/18)

BARNSTABLE TOWN COUNCIL

**ITEM# 2018-054
INTRO: 01/18/2018**

**2018-054 ORDER TO AMEND CHAPTER 168 REGULATORY AGREEMENT
DISTRICTS MAP TO INCLUDE MAP 311 PARCEL 092**

ORDERED:

Section 1

By amending the map entitled "Regulatory Agreement Districts" dated December 28, 2011 by replacing the map with the map entitled "Regulatory Agreement Districts Map" dated January 2, 2018 as prepared by the GIS Unit. The Regulatory Agreement Districts Map dated January 2, 2018 adds the property at Map 311, Parcel 092 to the Regulatory Agreement Districts.

Section 2

Section 168-1 "Purpose and intent; legislative authority; boundary; single-family residence exception" introductory paragraph be amended by replacing the words "attached map, dated December 28, 2011, entitled "Regulatory Agreement Districts" with the words "Regulatory Agreement Districts Map dated January 2, 2018."

Section 3

Section 168-1 B be amended by replacing the words "Regulatory Agreement Districts Map dated December 28, 2011" with the words "Regulatory Agreement Districts Map dated January 2, 2018."

SPONSOR: James Crocker Jr., Vice President Town Council, Precinct 5

DATE	ACTION TAKEN
_____	_____
_____	_____

- _____ Read Item
- _____ Motion to Open Public Hearing
- _____ Rationale
- _____ Public Hearing
- _____ Close Public Hearing
- _____ Council Discussion
- _____ Move/Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2018-054
INTRO: 01/18/2018

SUMMARY

TO: Town Council
THROUGH: Mark Ells, Town Manager
FROM: Elizabeth S. Jenkins, AICP, Planning & Development Director
DATE: January 18, 2018
SUBJECT: Amending Chapter 168 – Regulatory Agreement Districts Map to include
Map 311 Parcel 092

RATIONALE: Chapter 168 of the Town Code enables the Town of Barnstable to enter into regulatory agreements with qualified applicants to negotiate and establish the development regulations that will apply to a property and to establish the conditions to which a development will be subject. Regulatory Agreements are authorized within geographic areas, currently delineated on the Regulatory Agreement Districts Map dated December 28, 2011.

This is a proposal to include the property shown on Assessor's Map 311 Parcel 092, commonly known as the CapeTown Plaza or K-Mart Plaza property in the Regulatory Agreement Districts Map. This parcel is a town-owned parcel under the custody and control of the Barnstable Municipal Airport. The property is subject to a long-term lease, which expires in 2024. The Town and Airport are collectively preparing to issue a Request for Proposals for additional lease rights on the property. Enabling the Town to enter into a Regulatory Agreement for the future use and development of the site will allow for the solicitation of proposals that result highest and best use of the property, consistent with the community's overall land use and economic development goals. The Regulatory Agreement will also allow for potential permit streamlining with the Cape Cod Commission, as any redevelopment would be likely subject to review as a Development of Regional Impact.

Inclusion in the Regulatory Agreement Districts Map does not rezone the parcel, but enables access to the provisions of Chapter 168 to allow a more flexible permitting process for any future development of this parcel.

STAFF ASSISTANCE: Ruth Weil, Town Attorney

B. NEW BUSINESS (May be acted upon) (Majority vote)

BARNSTABLE TOWN COUNCIL

**ITEM #: 2018-055
INTRO: 01/18/18**

2018-055 TRANSFER ORDER OF \$250,000 FROM THE REMAINING FUNDS UNDER TOWN COUNCIL ORDER 2011-067 FOR THE DREDGING OF MILL POND AND OTHER RELATED COSTS

ORDERED: That the sum of **\$250,000** be transferred from the remaining funds under Town Council order **2011-067** for the dredging of Mill Pond, including the payment of costs incidental or related thereto, and that the Town Manager is authorized to contract for and expend the funds made available for these purposes and be authorized to accept any gifts or grants in relation thereto.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- Read Item
- Rationale
- Council Discussion
- Move / Vote

BARNSTABLE TOWN COUNCIL

SUMMARY

ITEM #: 2018-055
INTRO: 01/18/18

TO: Town Council
THROUGH: Mark S. Ells
FROM: Daniel Santos, Director of Public Works
DATE: January 18, 2018
SUBJECT: Transfer Order of \$250,000 from the remaining funds under Town Council Order 2011-067 for the dredging of Mill Pond and other related costs

RATIONALE: The Three Bays Coastal Estuarine System has been adversely impacted by high concentrations of the nutrient nitrogen. This has led to a complete elimination of eelgrass beds, low oxygen levels, algae blooms, severely limited finfish and shellfish nursery areas, and a general degrading of the healthy ecology of the water bodies. As a result, the Commonwealth of Massachusetts has imposed a Total Maximum Daily Load (TMDL), which requires the Town of Barnstable to remove nitrogen from the system to meet the TMDL threshold level. The Marstons Mills River System, including Mill Pond, transmits a significant portion of the nitrogen that is received by the embayment's addressing nitrogen in the river system could have a major impact on the future health of the Three Bays.

To address the river's nitrogen the Town is proposing the following activities:

- Ecological restoration of abandoned cranberry bogs and/or possible conversion to ponds
- Dredging of Mill Pond to improve Nitrogen attenuation
- Dredging Warrens Cove to remove years of sediment and facilitate reintroduction of aquaculture.

Mill Pond has progressively been filling with silt and debris since its creation which results in a reduction in the retention of nitrogen by the pond, thus passing most of it down the Marstons Mills River to the Three Bays System.

Assuming that the nitrogen attenuation capacity of Mill Pond could be restored to 50% removal, representative of removal rates in other Cape Cod ponds, this could equate to removing in excess of 2,200 kg/year of additional nitrogen from the downstream system. The Town is proposing to dredge Mill Pond back to its original depths and perimeter. This would restore the pond as a pond, remove the majority of the silted in sediments, and provide the volume and resulting residence time for improved nitrogen treatment to occur. It has been estimated approximately 60,000 CY of material would need to be removed, which would result in pond depths being restored to approximately 8 feet in the deepest areas.

Work that needs to be undertaken prior to the commencement of dredging includes sampling and analysis, design, investigation and resolution of ownership issues, legal requirements and permitting with local, state, and federal regulatory agencies.

FISCAL IMPACT: There is no impact to the Town's operating or capital budget as a result of this transfer. Funding for this project is derived from unexpended bond proceeds from the Town's FY 2011 bond issue that remain unexpended.

TOWN MANAGER RECOMMENDATION: The Town Manager recommends approval of the transfer order.

STAFF ASSISTANCE: Daniel Santos, Director of Public Works, Mark Milne, Finance Director

B. NEW BUSINESS (May be acted upon)

BARNSTABLE TOWN COUNCIL

**ITEM # 2018-056
INTRO: 01/18/18**

2018-056 ACCEPTANCE OF A GRANT IN THE AMOUNT OF \$3,476 FROM THE CAROLINE FRIES FUND OF THE CAPE COD FOUNDATION TO THE BARNSTABLE YOUTH COMMISSION

RESOLVED: That the Town of Barnstable hereby accepts a grant in the amount of **\$3,476** from the Caroline Fries Fund of The Cape Cod Foundation for the Barnstable Youth Commission’s Youth Summit and does hereby authorize the Town Manager to contract for and expend said funds for that purpose.

SPONSOR: Town Manager Mark S. Ells

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___ Read Item
- ___ Rationale
- ___ Council Discussion
- ___ Move / Vote

BARNSTABLE TOWN COUNCIL

ITEM # 2018-056
INTRO: 01/18/18

SUMMARY

TO: Town Council
THROUGH: Mark S. Ells, Town Manager
FROM: Lynne M. Poyant, Director of Community Services
DATE: January 18, 2018
SUBJECT: Acceptance of a grant in the amount of **\$3,476** from the Caroline Fries Fund of The Cape Cod Foundation to the Barnstable Youth Commission

RATIONALE: The Barnstable Youth Commission has received a grant from the Caroline Fries Fund of The Cape Cod Foundation. These funds will be used to fund programs at this year's Seventh Grade Youth Summit and Community Substance Abuse Prevention Forum which will be held March 15 and 16, 2018.

For the past three years, the Barnstable Youth Commission successfully held its annual Seventh Grade Youth Summit and Community Substance Abuse Prevention Forum. These two events endeavored to brief students about the serious dangers of drug and alcohol abuse concerns whilst simultaneously educating parents and community leaders on the detrimental effects that they can have as well. The Youth Commission strived to locate speakers who were engaging, educated, and well-versed in their topics. The Commission specifically aimed to have speakers, for the students, who did not lecture for lengthy periods of time and got them actively involved in the subject matter. Following the widespread success and media coverage of the summit, the Youth Commission planned to continue the event for the indefinite future. In order to get all students together at the same time, the Youth Commission moved the events to Cape Cod Community College. as it is the College's vacation week, the Youth Commission has full use of the College Campus. The Youth Summit is a full school day of activities with provided lunch for all Youth Summit participants.

The Barnstable Youth Commission is extremely grateful for the generous gift from The Caroline Fries Fund of The Cape Cod Foundation.

FISCAL IMPACT: There is no immediate financial impact to the Town's operating budget as a result of accepting this grant.

STAFF ASSISTANCE: Patti Machado, Recreation Director, Lt. Jean Challies, Barnstable Police Department

B. NEW BUSINESS (May be acted upon)

BARNSTABLE TOWN COUNCIL

**ITEM# 2018-057
INTRO: 01/18/18**

**2018-057 AUTHORIZATION TO EXPEND A \$10,000.00 GRANT FROM
MASSWILDLIFE'S HABITAT MANAGEMENT GRANT PROGRAM**

RESOLVED: That the Town Council hereby authorizes the Town Manager to expend a grant in the amount of \$10,000.00 from the MassWildlife Habitat Management Grant Program by the State of Massachusetts to conduct prescribed burning in an effort to improve pitch pine/oak woodland habitat at Crocker Neck Conservation area, located east and south of #9999 Cotuit Cove Rd., Cotuit, MA Map 005 Parcels 017 and 018.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___ Read Item
- ___ Rationale
- ___ Council Discussion
- ___ Move/Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2018-057
INTRO: 01/18/2018

SUMMARY

TO: Town Council
THROUGH: Mark Ells, Town Manager
FROM: Richard Scali, Director of Regulatory Services Department
DATE: January 18, 2018
SUBJECT: Authorization to Expend a Mass Wildlife Habitat Management Grant Program Award

BACKGROUND: Mass Wildlife Habitat Management Grant Program award funding in the amount of \$10,000.00 has been secured to conduct prescribed burning in an effort to improve pitch pine/oak woodland habitat at Crocker Neck Conservation area near #9999 Cotuit Cove Rd., Cotuit. Approximately 5-15 acres of the 97 acre Conservation area will be burned between March 1 and June 30, 2018, with a controlled low-flame fire. The Conservation Commission manages the land for recreation use, protection of open space, and wildlife habitat. Crocker Neck Conservation Area in Cotuit was identified in the 2012 Barnstable County Wildfire Preparedness Plan as an extreme wildfire risk area. There is a Prescribed Fire Plan in place for Crocker Neck Conservation area. It was created in 2014 by Northeast Forest and Fire Management, LLC (NE-FFM), under a Cape Cod Cooperative Extension Wildfire Assessment and Preparedness Program Grant. In November, 2015, NE-FFM conducted a prescribed burn on four acres of pitch pine-oak woodland. The activity was funded by the 2015 Barnstable County Wildfire Grant Program. A second burn was implemented over 11 acres in April, 2017, with Conservation Division budget.

ANALYSIS: Conducting prescribed burns helps maintain natural woodland habitat conditions and reduces fuel for catastrophic wildfire hazards that could damage forest ecosystems and nearby homes. Maintaining the pitch pine-oak woodlands with a more natural fire regime (average 7 year return interval) helps to prevent unique habitats from converting to less diverse ecosystems by reducing invasive and non-native plant growth and increasing regeneration of native species within the understory. This burn will help maintain a patchwork in the forest of successional stages of fire response and increase wildlife diversity in the Conservation Area and in adjacent pitch pine - oak habitat. The public enjoys watching wildlife in Crocker Neck Conservation Area and appreciates the protection and maintenance of open space for its ecological value and effect on nearby property values. The added benefit of conducting controlled burns in this high wildfire risk area is hazard mitigation and protection of property.

FISCAL IMPACT: This is a cost reimbursement grant that requires the Town to expend the funds for the grant purpose and submit the expenditures to the state for reimbursement. There are no impacts to the town's operating budget.

TOWN MANAGER RECOMMENDATION: The Town Manager recommends favorable action.

BOARD AND COMMISSION ACTION: The Conservation Commission approves of the award acceptance and has approved prescribed burn activity at Crocker Neck via a 2013 Mass. DEP permit (SE3-5126). No further board action is required.

STAFF ASSISTANCE: Martin Wunderly, Conservation Division

B. NEW BUSINESS (First Reading)

BARNSTABLE TOWN COUNCIL

**ITEM # 2018-058
INTRO: 01/18/18**

2018-058 AMENDMENT TO §241-17 OF THE ADMINSTRATIVE CODE- HOUSING COMMITTEE

ORDERED: That §241-17 be amended as follows:

Section 1

By striking §241-17A Term of Office in its entirety and by substituting in place thereof the following:

A. Term of office. There shall be a Housing Committee, composed of five regular members, plus two alternate members. The alternate members shall have voting rights at meetings if there is an absence of a regular member or members. The regular and alternate members may include, but shall not be limited to, individuals who fall into any of the following categories or affiliations: banking industry, real estate, industry, housing authority, minority groups, single head of household, private developers, nonprofit civic groups and tenants' associations.

Section 2

By adding at the end of the first sentence of §241-17B Authorities and Responsibility the phrase “and functions as the Town’s local housing partnership for the Commonwealth’s Local Initiative Program.”

By striking in its entirety the second sentence of §241-17B

By striking in the third sentence of §241-17B the phrase “for subsidized housing” and by inserting §§20-23 after the phrase “MGL Chapter 40B”

Section 3

By striking out subparagraphs 1 and 2 of §241-17C Interrelationships in their entirety and by substituting in place thereof the following:

C.
Interrelationships

(1)

Town Council: The Housing Committee interacts with the Town Council to provide advice to the Council regarding policies and programs aimed at increasing the Town’s supply of a diverse housing stock to meet the documented housing needs of its residents and meeting its requirements under MGL Chapter 40B §§20-23, The Committee meets annually, or more frequently as is necessary, with the Town Council to apprise the Town Council of issues pertaining to affordable housing and to discuss policies to effectuate fair and affordable housing in the Town.

Editor's Note: See Ch. 9, Affordable Housing.

(2)

Town Manager: The Housing Committee interacts with the Manager to provide advice regarding policies and program aimed at meeting its requirements under MGL Chapter 40B §§20-23 and for increasing the Town’s supply of a diverse housing stock to meet the documented housing needs of its residents. The Manager provides staff support to the Committee through the Planning and Development Department, and other appropriate staff.

So that §241-17 as amended shall read as follows:

“§ 241-17. Housing Committee.

A.

Term of office. There shall be a Housing Committee, composed of five regular members, plus two alternate members. The alternate members shall have voting rights at meetings if there is an absence of a regular member or members. The regular and alternate members may include, but shall not be limited to, individuals who fall into any of the following categories or affiliations: banking industry, real estate, industry, housing authority, minority groups, single head of household, private developers, nonprofit civic groups and tenants' associations.

B.

Authorities and responsibilities. The Housing Committee facilitates the coordination of the factors that affect equal access to housing and issues relating to the development of affordable housing and functions as the Town’s local housing partnership for the Commonwealth’s Local Initiative Program.. The Committee also provides advice to the Town Council regarding the Town's policies and programs for meeting its requirements under MGL Chapter 40B §§20-23. The Housing Committee is an advisory committee of the Town.

C.

Interrelationships.

(1)

Town Council: The Housing Committee interacts with the Town Council to provide advice to the Council regarding policies and programs aimed at increasing the Town’s supply of a diverse housing stock to meet the documented housing needs of its residents and meeting its requirements under MGL Chapter 40B §§20-23, The Committee meets annually, or more frequently as is necessary, with the Town Council to apprise the Town Council of issues pertaining to affordable housing and to discuss policies to effectuate fair and affordable housing in the Town.

Editor's Note: See Ch. **9**, Affordable Housing.

(2)

Town Manager: The Housing Committee interacts with the Manager to provide advice regarding policies and program aimed at meeting its requirements under MGL Chapter 40B §§20-23 and for increasing the Town’s supply of a diverse housing stock to meet the documented housing needs of its residents. The Manager provides staff support to the Committee through the Planning and Development Department, and other appropriate staff.

(3)

Other boards: The Housing Committee meets as necessary with the Planning Board, Zoning Board of Appeals, Conservation Commission, Board of Health, Historical Commission, Old King's Highway Historic District Committee, and the Housing Authority, to ensure compliance with the fair and affordable housing policies of the Town.”

SPONSOR: Paul Hebert, Councilor, Precinct 3

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___ Read Item
- ___ Rationale
- ___ Council Discussion
- ___ Move / Vote

BARNSTABLE TOWN COUNCIL

ITEM # 2018-058
INTRO: 01/18/18

SUMMARY

TO: Town Council
THROUGH: Mark S. Ells, Town Manager
FROM: Arden Cadrin, Housing Specialist
DATE: January 18, 2018
SUBJECT: Amendment to Housing Committee Administrative Code 241-§17

BACKGROUND: The Town Council liaison to the Housing Committee is requesting a change in the composition of the Committee by reducing the number of regular members from 9 to 5 as well as adding two alternate members. This change in Chapter 241-§17 of the Administrative Code is necessary due to the difficulty in achieving a quorum of the Committee and thereby rendering the Committee ineffective. While in the process of reviewing the Administrative Code, it became evident that additional updates were necessary in order to better reflect the current role of the Housing Committee.

STAFF SUPPORT: Ruth Weil, Town Attorney; Arden Cadrin, Housing Specialist

B. NEW BUSINESS (May be acted upon)

BARNSTABLE TOWN COUNCIL

**ITEM # 2018-059
INTRO: 01/18/18**

2018-059 RESOLVE APPROVING THE HOUSING DEVELOPMENT ZONE AND ZONE PLAN FOR SUBMISSION TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

RESOLVED: That the Town Council, pursuant to M.G. L. Chapter 40V and Massachusetts Regulations 760 CMR 66.00, hereby approves the Downtown Hyannis Housing Development (HD) Zone and HD Zone Plan for the town of Barnstable, dated Friday, January 12, 2018, authorizes the Town Manager to forward said HD Zone and HD Zone Plan for certification to the Massachusetts Department of Housing and Community Development (DHCD) for its approval and endorsement and acknowledges that upon the approval and endorsement of said Zone designation and Zone Plan by DHCD, the Town will be authorized to negotiate tax increment exemptions from property taxes in the designated HD Zone for a period not to exceed twenty (20) years for projects that meet the guidelines set forth under M.G. L. Chapter 40V and the regulations set forth in 760 CMR 66.00.

SPONSOR: Paul Hebert, Councilor, Precinct 3

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___ Read Item
- ___ Rationale
- ___ Council Discussion
- ___ Move / Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2018-059
INTRO: 01/18/2018

SUMMARY

TO: Town Council
THROUGH: Mark S. Ells, Town Manager
FROM: Elizabeth S. Jenkins, Planning & Development Director
DATE: January 18, 2018
SUBJECT: Resolve approving the Housing Development Zone and Zone Plan for submission to the Department of Housing and Community Development

BACKGROUND: The Housing Development Incentive Program (HDIP), established by M.G.L. Chapter 40V and administered by the Department of Housing and Community Development, aims to strengthen Gateway Municipalities across the Commonwealth by increasing residential growth, expanding the diversity of housing stock, supporting economic development, and promoting neighborhood stabilization. The HDIP is intended to be one tool in a larger toolkit for promoting market rate residential housing development and neighborhood revitalization.

Any geographic area characterized by the need for market rate multi-family residential development can be designated an “HD Zone”. Designation of an HD Zone allows for two incentives for the creation of market-rate housing:

- A State Investment Tax Credit of up to 25% of qualified costs of constructing market-rate residential units
- A local-option property tax exemption, which allows a municipality to exempt a percentage of from the new value of market-rate rate units from taxation for a period of five to twenty years

ANALYSIS: The proposed “HD Zone” and “HD Plan” for the Town designates a geographic area consistent with the Downtown Hyannis Growth Incentive Zone for participation in the HDIP. This area was selected because current adopted plans and regulatory tools promote and encourage the development of market rate multi-family housing in this area. The Housing Investment Tax Credits made available by this program will provide developers another tool to help overcome the challenge of financing and constructing market-rate housing projects in Hyannis. The HDIP is aimed at positively impacting the housing supply and, in turn, supporting workforce and economic development.

A public hearing on the proposed HD Zone and HD Plan was held on Thursday, January 11, 2018.

STAFF ASSISTANCE: Arden Cadrin, Housing Specialist

B. NEW BUSINESS (First Reading)

BARNSTABLE TOWN COUNCIL

**ITEM # 2018-060
INTRO: 01/18/18**

2018-060 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION

RESOLVED: That the Town Council appoints the following individuals to a multiple-member board/committee/commission: **Old Kings Highway Historic District Commission:** Polly Brazelton, Barnstable, as an alternate member to a term expiring 06/30/18; **Shellfish Committee:** Patricia Farinha, Hyannis, as a regular member holding a family permit to a term expiring 06/30/20; **Water Quality Advisory Committee:** Barry Gallus, Cotuit, as a regular member to a term expiring 06/30/18; **Zoning Board of Appeals:** Kyle Evancoe, Barnstable, as an associate member to a term expiring 06/30/18.

SPONSOR: Appointments Committee

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___ Read Item
- ___ Rationale
- ___ Council Discussion
- ___ Move/Vote