



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE



www.town.barnstable.ma.us/CommunityPreservation
 Email: 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
 Vacant – Planning Board * Tom Lee – Conservation Commission * James Tenaglia – Recreation Commission * Deborah Converse – Housing Authority
 Britt Beedenbender – Town Council Liaison

7 OCT '20 PM4:00
BARNSTABLE TOWN CLERK

Monday, February 13, 2020
Special Public Hearing APPROVED Minutes
367 Main Street, Hyannis, MA – James H. Crocker, Jr. Hearing Room
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Absent
Terry Duenas	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Absent
James Tenaglia	Present
Deborah Converse	Present
Britt Beedenbender, Town Council Liaison	Absent

Call to Order

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 recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone is taping this meeting and to please make their presence known.” No one present was recording the meeting.

Applications

Application from Mr. Jake Dewey requesting \$400,000 Community Preservation Housing funds for the creation of 4 affordable residential rental apartment units (\$100,000 each) within a 14-apartment redevelopment project called “Mid-Point Apartments” located at 560 West Main Street, Hyannis. Three units will be deed-restricted at 80% AMI and one unit deed-restricted at 65% AMI.

Mr. Jake Dewey, applicant and potential developer of the property, narrated a brief PowerPoint presentation that depicted the underutilized motel that he intends to acquire and convert to affordable rental apartments. He explained the property presently consists of a 3-bedroom single-family house with a garage and 16 motel rooms that used to include kitchens. He said he plans to reconfigure and renovate the property to contain 12 studio apartments and two 1-bedroom apartments, all within an affordable price range, not just the 4 deed-restricted units. He noted that the project is located on the RTA transit route, is close to the Senior Center, and within walking distance of a grocery store, pharmacy and downtown Hyannis, allowing a tenant to be able to live without the need for a vehicle. He said the size and cost of the units will allow tenants the ability to

save and purchase their own home, and he said that this project aligns with the Town's core Community Housing goals and serves a diversity of needs for all ages and incomes. Further, Mr. Dewey said that he eventually intends to provide a total of 18 units on site by renovating 4 additional existing multifamily units there. He anticipated construction will take approximately 18 to 20 weeks to complete, indicating that the building was very well built. Mr. Dewey answered a CPC question on whether there may be space on the lot for additional units by explaining that there is room for additional units, but not by right like this project.

Regarding management of the property, Mr. Dewey indicated that he will likely manage the property, but will enlist others if needed. He said he intends to work with HAC regarding the required lottery process for the affordable units.

James Tenaglia made the following motion that was seconded by Terry Duenas: The Community Preservation Committee recommends that the Town Council, through the Town Manager, support the creation of Community Housing consisting of 4 deed-restricted rental apartment units located at 560 West Main Street, Hyannis, as requested by the applicant, with an estimated cost of \$400,000 (\$100,000 each) to be expended from the Community Housing set-aside account and held affordable in perpetuity. Motion passed unanimously.

Correspondence

Chair Counsell noted receipt of the following correspondence:

- Substantial CPSA Trust Fund Payment – Barnstable's State match now \$905,447. A vote of the Committee will be required to set aside 10% of the excess for each program area for FY20 (\$54,574).
- Community Preservation Coalition Dues Notice for Annual Membership Dues in the amount of \$7,900. Discussion/vote to retain membership and pay dues.

The motion of James Tenaglia was seconded by Tom Lee to continue membership in the Community Preservation Coalition and pay the annual dues in the amount of \$7,900. Motion passed unanimously.

Project Updates

Chair Counsell shared the following project updates:

- The Affordable Housing Growth & Development Trust & West Barnstable Community Building Applications were approved by the Town Council with funding available February 25, 2020.
- LAPC approved the Orenda draft Conservation Restriction and plan on February 10, 2020.

Adjournment

A motion by Deb Converse, seconded by James Tenaglia, to adjourn passed unanimously, and the meeting was adjourned at 5:52 p.m.

Next Regularly Scheduled CPC Meeting – February 24, 2020
CPC Annual Meeting – March 16, 2020

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

- Exhibit 1 – Application –Mid Point Apartments - 560 West Main Street, Hyannis.
- Exhibit 2 – Power Point Presentation – Mid Point Apartments
- Exhibit 3 – Substantial CPA Trust Fund Payment e-mail (State match now \$905,447).
- Exhibit 4 – Community Preservation Coalition Dues Notice – Annual Membership Dues in the amount of \$7,900.

Respectfully submitted,
Ellen M. Swinarski
Community Preservation Committee Assistant
and edited by CPC Clerk Marilyn Fifield

Please Note: The list of matters are 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**