



# Town of Barnstable

Planning and Development Department

## Housing Committee



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

Meeting Minutes

April 30, 2019

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

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

**Members absent:** Glen Anderson

**Liaisons present:** Lorri Finton-Barnstable Housing Authority Liaison, Paul Hebert-Town Council Liaison.

**Others present:** Bonwen Howells Walsh from Barnstable Patriot, Nancy Ayotte from public

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

**Chair Dave Carey opened the Housing Committee meeting at 8:30AM**

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 recapped the Lieutenant Governor's visit which took place on April 25:

We are a subdivision of the Massachusetts government. We have our own by-laws yet they cannot conflict with what Massachusetts has. One of the problems we have with zoning is that zoning is so tough and zoning changes are not necessarily conducive to density and other things we know to be important for workforce housing. The State legislation would make one major change – when it comes to zoning by-laws changes required by the towns instead of 2/3 of the vote, it would only require 50% plus 1 vote which makes it a lower hurdle.

There is also a problematic portion: The State has money for towns that will implement 40R, mixed use, accessible housing.

Ms. Cadrin adds more to the discussion:

Barnstable is a little different because we have a Town Council form of government instead of Town meeting so the 2/3 might not affect us as those governed by town meeting. Our Town Council has been knowledgeable and supportive of workforce housing. When the program came into being we

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

were designated a Housing Choice Community which enabled us to receive a \$250,000. Housing Choice grant which we used for sewer upgrades in Hyannis.

Paula Breagy enters the meeting at 8:44am.

### **Housing Coordinator Update: Arden Cadrin**

Update on residential developments:

- Furman Building at 255 Main St., 10-12 apartments
- Everleigh on Independence Dr. 23 affordable units which are spoken for.
- 185 Ridgewood Ave., 1 affordable, 4 applications qualified for the one unit.
- 57 Ridgewood Ave., 2 affordable, HAC will be breaking ground soon. Modular units will be done by the end of summer.
- 206 Breeds Hill Rd., proposal was just approved by the Zoning Board, 3 affordable units.

Committee discussed the slow movement of the building process although some of the approval happens at the state level. We can help change the process through zoning changes.

Ms. Cadrin has put together a packet of information for developers who are coming in through different programs such as our inclusionary or through a LIP.

When they submit an application to the Planning Board they will be given the packet so that expectations will be clear:

1. Explains the process.
2. Checklist.
3. Example of deed restrictions.
4. Example of monitoring agreement.
5. Example of affirmative marketing plan.

Chair Carey and Ms. Cadrin plan to meet with Seashore Homes of the 185 Ridgewood project to ask for feedback on the process so that they can present it to the Town Council hopefully to make the process better.

Hyannis Zoning Grant – The Town participated in a program with the Cape Cod Commission in getting communities input on what housing styles and density would be acceptable. We now have a grant from the EOEEA which will allow us to turn those ideas into zoning changes. We have contracted UTILE who will draft a zoning change for housing density by right.

### **Education:**

Chair Carey and Ms. Cadrin will meet to discuss items to bring to the next meeting.

Nancy Ayotte spoke and said she was extremely happy with the Accessory Affordable Apartment Program feels safer having someone else on the property and compatibility is important and doesn't want to be pressured in choosing someone quickly.

Approval of Meeting Minutes – April 30, 2019 (Exhibit B)

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

Next Meeting Date: June 18, 2019

Closing Comment: None

**Motion duly made by Dave Carey and seconded by Paul Hebert to adjourn the meeting**

Meeting adjourned at 9:25 AM.

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

Exhibit A: Meeting Agenda dated April 30, 2019

Exhibit B: Meeting Minutes dated March 19, 2019

Exhibit C: Income and Rent Limits 2018

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> \*\*

Approved