



Town of Barnstable  
Town Council  
James H. Crocker Jr. Hearing Room  
367 Main Street, 2<sup>nd</sup> floor,  
Hyannis, MA 02601  
Office 508.862.4738 • Fax 508.862.4770  
E-mail: [council@town.barnstable.ma.us](mailto:council@town.barnstable.ma.us)  
**TOWN COUNCIL MEETING AGENDA**  
**November 02, 2023**  
**7:00pm**

Original  
posted  
10/31/2023  
Updated  
11/01/2023  
for correct  
Item  
numbering  
from 2024-  
058 to 2024-  
059

Councillors:

Matthew Levesque  
President  
Precinct 10

Jennifer Cullum  
Vice President  
Precinct 13

Gordon Starr  
Precinct 1

Eric R. Steinhilber  
Precinct 2

Betty Ludtke  
Precinct 3

Nikolas Atsalis  
Precinct 4

Paul Cusack  
Precinct 5

Paul C. Neary  
Precinct 6

Jessica Rapp Grassetti  
Precinct 7

Jeffrey Mendes  
Precinct 8

Tracy Shaughnessy  
Precinct 9

Kristine Clark  
Precinct 11

Paula Schnepf  
Precinct 12

Administrator:  
Cynthia A. Lovell  
[Cynthia.lovell@town.barnstable.ma.us](mailto:Cynthia.lovell@town.barnstable.ma.us)

The November 02, 2023 Meeting of the Barnstable Town Council shall be conducted in person at 367 Main Street 2<sup>nd</sup> Floor James H. Crocker Jr. Hearing Room, Hyannis, MA. The public may attend in person or participate remotely in Public Comment or during a Public Hearing via the Zoom link listed below.

1. The meeting will be televised live via Xfinity Channel 8 or High Definition Channel 1072 or may be accessed via the Government Access Channel live stream on the Town of Barnstable's website: <http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

2. Written Comments may be submitted to: <https://tobweb.town.barnstable.ma.us/boardscommittees/towncouncil/Town Council/Agenda-Comment.asp>

3. Remote Participation: The public may participate in Public Comment or Public Hearings by utilizing the Zoom video link or telephone number and access meeting code:

Join Zoom Meeting <https://townofbarnstable-us.zoom.us/j/82799586834>  
Meeting ID: 827 9958 6834 US Toll-free • 888 475 4499

**PUBLIC SESSION**

**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. MOMENT OF SILENCE**

- **Town Council Recognition: People of Action**

**4. PUBLIC COMMENT**

**5. COUNCIL RESPONSE TO PUBLIC COMMENT**

**6. TOWN MANAGER COMMUNICATIONS (Pre-Recorded)**

**7. ACT ON PUBLIC SESSION MINUTES**

**8. COMMUNICATIONS - from elected officials, boards, committees, and staff, commission reports, correspondence and announcements**

**9. ORDERS OF THE DAY**

- A. Old Business**
- B. New Business**

**10. ADJOURNMENT**

**NEXT REGULAR MEETING: November 16, 2023**

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2024-056	Appointments to a Board/Committee/Commission: <b>Council on Aging:</b> Janet Kraemer, as a regular member to a term expiring 06/30/2026; <b>Licensing Authority:</b> Jessica Sylver as an Associate member to a term expiring 06/30/2024 <b>(May be acted upon) (Majority Vote)</b> .....	10
<b>B. NEW BUSINESS</b>		
2024-059	Authorization to expend a Fiscal Year 2024 Law Enforcement Body-Worn Camera Program grant in the amount of <b>\$151,554.60</b> from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security <b>(May be acted upon) (Majority Vote)</b> .....	11-12
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2024-061	Appropriation and Transfer Order in the amount of <b>\$1,825</b> in Community Preservation Historic Preservation Funds for the restoration and preservation of the historic artifact known as the German POW Bottle <b>(Refer to Public Hearing 11/16/2023)</b> .....	15-16

**Please Note:** The lists of matters are those reasonably anticipated by the Council President which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may be discussed 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 as 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, it may be continued to a future meeting, and with proper notice.

**A. OLD BUSINESS (May be acted upon) (Majority Vote)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2024-053**

**INTRO: 10/19/2023, 11/02/2023**

**2024-053 AUTHORIZATION OF A HOUSING DEVELOPMENT INCENTIVE PROGRAM TAX INCREMENT EXEMPTION AGREEMENT BETWEEN THE TOWN OF BARNSTABLE AND ATLANTIC APARTMENTS, LLC FOR ELEVEN (11) NEW MARKET RATE RESIDENTIAL UNITS LOCATED AT 171 MAIN STREET AND 16 SCHOOL STREET, HYANNIS**

**ORDERED:** That the Town Council hereby votes to authorize the Tax Increment Exemption (TIE) Agreement between the Town of Barnstable and Atlantic Apartments, LLC pursuant to the Housing Development Incentive Program, M.G.L. c. 40V and the regulations promulgated thereunder at 760 CMR 66.00, for eleven (11) market rate residential units located at 171 Main Street and 16 School Street, Hyannis, substantially in the form as presented to the Town Council at this meeting, and further authorizes the Town Manager to execute the TIE Agreement and submit it to the Massachusetts Executive Office of Housing and Livable Communities for approval.

**SPONSOR:** Town Council Tax Incentive Committee: Councilor Nikolas Atsalis, Precinct 4; Councilor Jennifer Cullum, Precinct 13; Councilor Eric Steinhilber, Precinct 2

DATE	ACTION TAKEN
<u>10/19/2023</u>	<u>Referred to second reading 11/02/2023</u>

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_ Read Item
  - \_\_\_ Rationale
  - \_\_\_ Council Discussion
  - \_\_\_ Vote

# BARNSTABLE TOWN COUNCIL

ITEM# 2024-053  
INTRO: 10/19/2023, 11/02/2023

## SUMMARY

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Elizabeth S. Jenkins, Planning & Development Director  
**DATE:** October 3, 2023  
**SUBJECT:** Authorization of a Housing Development Incentive Program Tax Increment Exemption Agreement (TIE) between the Town of Barnstable and Atlantic Apartments, LLC for 11 new Market Rate Residential Units located at located at 171 Main Street and 16 School Street, Hyannis

**RATIONALE:** The Tax Incentive Committee of the Town Council recommends approval of the Housing Development Incentive Program Tax Increment Exemption request from developer Todd Elwell, Atlantic Apartments, LLC, for property located at 171 Main Street and 16 School Street, Hyannis, known as Atlantic Apartments Residences.

In January 2018, the Town Council approved the proposed Downtown Hyannis HD Zone and Plan and in March 2018 the Town received approval of its Zone from the Department of Housing and Community Development. Approval of this Zone allows the Town to enter into Tax Increment Exemption Agreements with property owners within the Zone.

The goals of the Housing Development Incentive Program, which authorizes Tax Increment Exemption Agreements, is to increase residential growth, expand diversity of housing supply, support economic development and promote neighborhood stabilization.

The Housing Development Program (HDIP) Staff Review Committee and the Town Council Tax Incentive Committee reviewed the application from Atlantic Apartments, LLC and found it to be complete and the development meets the objectives of the HDIP Plan including increasing residential stock and diversity of housing choice. The Operating Pro Forma is reasonable and in line with industry standards. Based on limited availability of comparable development in the HDIP Zone, the proposed rents are priced consistently with prevailing rents. The development will have a positive impact on housing supply and, in turn, support economic development.

The TIE Agreement is a contract between the property owner and the municipality which sets forth the amount of the tax exemption and the duration of the benefits. The Sponsor has requested, and the Tax Incentive Committee recommends a 100% Tax Exemption for years 1-5, a 85% Tax Exemption for years 6-10 and 55% Tax Exemption for years 11-20 on increased value, anticipated to be \$1,751,000.

If approved by the Town, this project and TIE Agreement must also be approved by the State Executive Office of Housing and Livable Communities.

**FISCAL IMPACT:** The estimated value of the new residential portion for both parcels when developed as proposed is \$3,020,000 resulting in an increase of \$1,751,000 in residential value.

As proposed, the total value of the TIE is \$237,869. By approving the TIE Agreement, the Town agrees to forgo an estimated \$237,869 in tax revenue over 20 years in turn for an investment of \$3,020,000 in downtown Hyannis.

**STAFF ASSISTANCE:** Jim Kupfer, Interim Assistant Director; Mark Milne, Finance Director; Lane Partridge, Assessor

**A. OLD BUSINESS (May be acted upon) (Majority Vote)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2024-054  
INTRO: 10/19/2023, 11/02/2023**

**2024-054 AUTHORIZATION OF A HOUSING DEVELOPMENT INCENTIVE PROGRAM TAX INCREMENT EXEMPTION AGREEMENT BETWEEN THE TOWN OF BARNSTABLE AND DUNROVIN TOO, LLC FOR EIGHT (8) NEW MARKET RATE RESIDENTIAL UNITS LOCATED AT 68 YARMOUTH ROAD, HYANNIS, MA**

**ORDERED:** That the Town Council hereby votes to authorize a Tax Increment Exemption (TIE) Agreement between the Town of Barnstable and Dunrovin Too, LLC pursuant to the Housing Development Incentive Program, M.G.L. c. 40V and the regulations promulgated thereunder at 760 CMR 66.00, for eight (8) market rate residential units located at 68 Yarmouth Road, Hyannis, in the form as presented to the Town Council at this meeting, and further authorizes the Town Manager to execute the TIE Agreement and submit it to the Massachusetts Executive Office of Housing and Livable Communities for approval.

**SPONSOR:** Town Council Tax Incentive Committee: Councilor Nikolas Atsalis, Precinct 4; Councilor Jennifer Cullum, Precinct 13; Councilor Eric Steinhilber, Precinct 2

DATE	ACTION TAKEN
<u>10/19/2023</u>	<u>Referred to second reading 11/02/2023</u>

- 
- Read Item
  - Rationale
  - Council Discussion
  - Vote

# BARNSTABLE TOWN COUNCIL

**ITEM# 2024-054**  
**INTRO: 10/19/2023, 11/02/2023**

## SUMMARY

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Elizabeth S. Jenkins, Planning & Development Director  
**DATE:** October 3, 2023  
**SUBJECT:** Authorization of a Housing Development Incentive Program Tax Increment Exemption Agreement between the Town of Barnstable and Dunrovin Too, LLC for 8 new Market Rate Residential Units located at located at 68 Yarmouth Road, Hyannis

**BACKGROUND:** The Tax Incentive Committee of the Town Council recommends approval of the Housing Development Incentive Program Tax Increment Exemption request from developer Mark Hansen for property located at 68 Yarmouth Rd, Hyannis.

In January 2018, the Town Council approved the proposed Downtown Hyannis HD Zone and Plan and in March 2018 the Town received approval of its Zone from Department of Housing and Community Development. Approval of this Zone allows the Town to enter into Tax Increment Exemption Agreements with property owners within the Zone.

The goals of the Housing Development Incentive Program, which authorizes Tax Increment Exemption Agreements, is to increase residential growth, expand diversity of housing supply, support economic development and promote neighborhood stabilization.

The Housing Development Program (HDIP) Staff Review Committee and the Town Council Tax Incentive Committee reviewed the application from Dunrovin Too, LLC and found it to be complete and the development meets the objectives of the HDIP Plan including increasing residential stock and diversity of housing choice. The Operating Pro Forma is reasonable and in line with industry standards. Based on limited availability of comparable development in the HDIP Zone, the proposed rents, at \$3,100 per month plus utilities for 3 bedroom units are priced consistently with prevailing rents.

**ANALYSIS:** The development will have a positive impact on housing supply and, in turn, support economic development the TIE Agreement is a contract between the property owner and the municipality which sets forth the amount of the tax exemption and the duration of the benefits. The Sponsor has requested and the Tax Incentive Committee recommends a 100% Tax Exemption for years 1-5, a 85% Tax Exemption for years 6-10 and 55% Tax Exemption on years 11-20 on increased value anticipated to be \$ 1,850,000.

If approved by the Town, this project and TIE Agreement must also be approved by the State Executive Office of Housing and Livable Communities.

**FISCAL IMPACT:** The estimated value of the new residential portion when developed as proposed is \$2,510,000 resulting in an increase of \$1,850,000 in residential value.

As proposed, the total value of the TIE is \$251,304.56. By approving the TIE Agreement, the Town agrees to forgo an estimated \$251,302.56 in tax revenue over 20 years in turn for an investment of \$2.5 million in downtown Hyannis.

**STAFF ASSISTANCE:** Jim Kupfer, Interim Assistant Director; Mark Milne, Finance Director; Lane Partridge, Assessor

**A. OLD BUSINESS (May be acted upon) (Majority Vote)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2024-055**  
**INTRO: 10/19/2023, 11/02/2023**

**2024-055 AUTHORIZATION OF A HOUSING DEVELOPMENT INCENTIVE PROGRAM TAX INCREMENT EXEMPTION AGREEMENT BETWEEN THE TOWN OF BARNSTABLE AND CCR HOLDING, LLC FOR TEN (10) NEW MARKET RATE RESIDENTIAL UNITS LOCATED AT 50 YARMOUTH ROAD, HYANNIS**

**ORDERED:** That the Town Council hereby votes to authorize a Tax Increment Exemption (TIE) Agreement between the Town of Barnstable and CCR Holding, LLC pursuant to the Housing Development Incentive Program M.G.L. c. 40V and the regulations promulgated thereunder at 760 CMR 66.00 for ten (10) market rate residential units located at 50 Yarmouth Road, Hyannis, substantially in the form as presented to the Town Council at this meeting, and further authorizes the Town Manager to execute the TIE Agreement and submit it to the Massachusetts Executive Office of Housing and Livable Communities for approval.

**SPONSOR:** Town Council Tax Incentive Committee: Councilor Nikolas Atsalis, Precinct 4; Councilor Jennifer Cullum, Precinct 13; Councilor Eric Steinhilber, Precinct 2

DATE	ACTION TAKEN
<u>10/19/2023</u>	<u>Referred to second reading 11/02/2023</u>

\_\_\_\_\_

\_\_\_\_\_ Read Item  
\_\_\_\_\_ Rationale  
\_\_\_\_\_ Council Discussion  
\_\_\_\_\_ Vote



# BARNSTABLE TOWN COUNCIL

ITEM# 2024-055  
INTRO: 10/19/2023, 11/02/2023

## SUMMARY

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Elizabeth S. Jenkins, Planning & Development Director  
**DATE:** October 3, 2023  
**SUBJECT:** Authorization of a Housing Development Incentive Program Tax Increment Exemption Agreement between the Town of Barnstable and CCR Holdings, LLC for 10 new Market Rate Residential Units located at 50 Yarmouth Road, Hyannis

**BACKGROUND:** The Tax Incentive Committee of the Town Council recommends approval of the Housing Development Incentive Program Tax Increment Exemption request from developer Jacob Dewey for property located at 50 Yarmouth Road, Hyannis known as Linnell Landing.

In January 2018 Barnstable Town Council approved the proposed Downtown Hyannis HD Zone and Plan and in March 2018 the Town received approval of its Zone from the Department of Housing and Community Development. Approval of this Zone allows the Town to enter into Tax Increment Exemption Agreements with property owners within the Zone.

The goals of the Housing Development Incentive Program, which authorizes Tax Increment Exemption Agreements, is to increase residential growth, expand diversity of housing supply, support economic development and promote neighborhood stabilization.

The Housing Development Program (HDIP) Staff Review Committee and the Town Council Tax Incentive Committee reviewed the application from CCR Holding, LLC and found it to be complete and the development meets the objectives of the HDIP Plan including increasing residential stock and diversity of housing choice. The Operating Pro Forma is reasonable and in line with industry standards. Based on limited availability of comparable development in the HDIP Zone, the proposed rents, at \$1,875 per month for a one bedroom and \$2,350 per month for a 2 bedroom are priced consistently with prevailing rents. The development will have a positive impact on housing supply and, in turn, support economic development.

The TIE Agreement is a contract between the property owner and the municipality which sets forth the amount of the tax exemption and the duration of the benefits. The Sponsor has requested, and the Tax Incentive Committee recommends a 100% Tax Exemption for years 1-10, an 85% Tax Exemption for years 11-15 and a 55% Tax Exemption for years 16-20 on increased value anticipated to be \$2,480,300.

If approved by the Town, this project and TIE Agreement must also be approved by the Executive Office of Housing and Livable Communities

**FISCAL IMPACT:** The estimated value of the property when developed as proposed is \$3,447,400 resulting in an increase of \$2,480,300 in residential value.

As proposed, the total value of the TIE is \$377,534.77. By approving the TIE Agreement, the Town agrees to forgo an estimated \$377,534.77 in tax revenue over 20 years in turn for an investment of \$3,447,400 in downtown Hyannis.

**STAFF ASSISTANCE:** Jim Kupfer, Interim Assistant Director; Mark Milne, Director, Finance; Lane Partridge, Assessor

**A. OLD BUSINESS (May be acted upon) (Majority Vote)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2024-056**  
**INTRO: 10/19/2023, 11/02/2023**

**2024-056 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION**

**RESOLVED:** That the Town Council appoints the following individuals to a multiple-member Board/Committee/Commission: **Council on Aging:** Janet Kraemer, as a regular member to a term expiring 06/30/2026; **Licensing Authority:** Jessica Sylver as an Associate member to a term expiring 06/2024

**SPONSORS:** Appointments Committee Members: Councilor Paula Schnepf, Chair; Councilor Tracy Shaughnessy; Councilor Jeffrey Mendes; Councilor Nikolas Atsalis; and Councilor Gordon Starr

DATE	ACTION TAKEN
<u>10/19/2023</u>	<u>Referred to second reading 11/02/2023</u>

\_\_\_\_\_

- \_\_\_ Read Item
- \_\_\_ Rationale
- \_\_\_ Council Discussion
- \_\_\_ Vote

**B. NEW BUSINESS (May be acted upon) (Majority Vote)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2024-059  
INTRO: 11/02/2023**

**2024-059 AUTHORIZATION TO EXPEND A FISCAL YEAR 2024 LAW ENFORCEMENT BODY-WORN CAMERA PROGRAM GRANT IN THE AMOUNT OF \$151,554.60 FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY**

**RESOLVED:** That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2024 Law Enforcement Body-Worn Camera Program grant in the amount of **\$151,554.60** from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security for the purpose of funding costs associated with the initial start-up and implementation of law enforcement officers’ body-worn cameras.

**SPONSOR:** Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- \_\_\_ Read Item
- \_\_\_ Rationale
- \_\_\_ Council Discussion
- \_\_\_ Vote

# BARNSTABLE TOWN COUNCIL

ITEM# 2024-059  
INTRO: 11/02/2023

## SUMMARY

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Jean B. Challies, Acting Chief of Police  
**DATE:** October 04, 2023  
**SUBJECT:** Authorization to expend a Fiscal Year 2024 Law Enforcement Body-Worn Camera Program grant in the amount of **\$151,554.60** from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security

**BACKGROUND:** The Barnstable Police Department (BPD) is committed to continuing efforts for transparency, ensuring accountability, and enhancing public trust by effectively using body worn cameras (BWC). The BWC system is designed to record law enforcement activity and to preserve evidence used in criminal investigations, administrative investigations, civil litigation, and disciplinary actions. The BWC system may also be used to advance department training initiatives, policies, and procedures; as well identify employee performance concerns. BPD officers will maintain and use the BWC system in accordance with the procedures outlined in this policy and department training. It is the policy of the Barnstable Police Department to respect the privacy interests of all persons in the Commonwealth, while ensuring professionalism in its workforce.

**ANALYSIS:** Acceptance of this grant will enable the department to purchase all the required equipment for 118 sworn officers to utilize body-worn cameras.

**GRANT DETAIL:** The Department has been awarded a grant in the amount of \$151,554.60 for the Barnstable Police Department to purchase 118 Body-Worn cameras for all full-time sworn positions. The grant will also fund the purchase of docking stations and camera attachments to adhere to different types of clothing, vests, and uniforms. The initial installation fee on the use of the cameras, activation, review, uploading, and other features is also funded in this grant.

**FISCAL IMPACT:** The initial cost of the cameras is covered entirely through the Fiscal Year 2024 grant award and the expense is reimbursed following the purchase of the cameras. The maintenance contract and overtime for training are not funded through the grant. A supplemental appropriation request will be brought forward later in Fiscal Year 2024 to request funds to cover the costs of an annual maintenance contract when a Request for Proposals is awarded for the Body Worn Cameras. There are overtime costs associated with the initial training on the full use of the cameras as well. It is estimated that the costs of the annual maintenance contract are at a maximum amount of \$150,000/year and that the costs for training are at a maximum of \$13,000. All costs associated with this grant contract must be completed by June 30, 2024.

**TOWN MANAGER RECOMMENDATION:** Mark S. Ells, Town Manager, recommends acceptance of this grant.

**STAFF ASSISTANCE:** Jean B. Challies, Acting Chief of Police; Anne Spillane, Finance Director, Barnstable Police Department; Lena Bevilacqua Police, Grant Coordinator; Lt. Mark Mellyn

**B. NEW BUSINESS (Refer to Public Hearing on 11/16/2023)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2024-060  
INTRO: 11/02/2023**

**2024-060 APPROPRIATION AND TRANSFER ORDER IN THE AMOUNT OF \$2,500,000  
IN COMMUNITY PRESERVATION ACT FUNDS TO INCREASE THE  
NUMBER AND AVAILABILITY OF COMMUNITY HOUSING UNITS IN THE  
TOWN OF BARNSTABLE**

**ORDERED:** That pursuant to the provisions of the Community Preservation Act, G.L. c. 44B, the amount of One Million Forty Nine Thousand Five Hundred Fifty One Dollars (**\$1,049,551**) be appropriated and transferred from the set-aside for Community Housing Funds within the Community Preservation Fund and the amount of One Million Four Hundred Fifty Thousand Four Hundred Forty Nine Dollars (**\$1,450,449**) be appropriated and transferred from the undesignated reserve in the Community Preservation Fund to the Affordable Housing/Growth & Development Trust Fund, and that the Affordable Housing/Growth & Development Trust Fund Board is authorized to contract for and expend the total appropriation of Two Million Five Hundred Thousand Dollars (**\$2,500,000**) to increase the number and availability of community housing units within the Town of Barnstable by both funding and initiating projects and programs for that purpose, subject to the oversight by the Community Preservation Committee.

**SPONSOR:** Mark S. Ells, Town Manager, upon recommendation of the Community Preservation Committee

DATE	ACTION TAKEN
_____	_____
_____	_____

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

# BARNSTABLE TOWN COUNCIL

ITEM# 2024-060  
INTRO: 11/02/2023

## SUMMARY

**TO:** Town Council  
**FROM:** Mark Ells, Town Manager  
**THROUGH:** Lindsey Counsell, Chair, Community Preservation Committee  
**DATE:** November 02, 2023  
**SUBJECT:** Appropriation and Transfer order in the amount of **\$2,500,000** in Community Preservation Act Funds to increase the number and availability of community housing units in the Town of Barnstable

**BACKGROUND:** At the October 16, 2023, Community Preservation Committee (CPC) meeting, the seven Committee members present voted unanimously to recommend to the Town Council through the Town Manager, the Affordable Housing Growth & Development Trust Board's (Trust) request for \$1,049,551 in Community Preservation Community Housing and \$1,450,449 in Community Preservation Undesignated Funds. This amount represents an additional \$2.5M in Community Preservation Act (CPA) Funds to be transferred and administered by the Trust to continue to utilize the Trust's unique statutory flexibility to create, acquire, preserve, and support community housing.

Following positive recommendations from the CPC in 2020 and 2021, the Town Council voted unanimously to appropriate a total of \$5M for the purpose of increasing the number and availability of community housing units within the Town of Barnstable. Since the CPA funds became available, the Trust has expended and/or committed \$1,816,795 to address Barnstable's community housing needs, with other commitments of \$1,000,000 currently under consideration. To respond to the heightened and ongoing housing affordability crisis, the Trust is seeking additional funds to continue incentives for construction, preservation, and production of Affordable Housing, as well as expending efforts to support and supplement aid to prevent homelessness and bring stability to households facing housing insecurity.

**ANALYSIS:** The project meets the criteria of the Community Preservation Act and is consistent with the Local Comprehensive Plan, the Housing Production Plan, and the Town Council Strategic Plan.

**FISCAL IMPACT:** This appropriation has no impact on the general fund since the entire amount is appropriated and transferred from the Community Preservation Fund. \$1,049,551 of this request will be provided from the set-aside in the Community Preservation Fund for Community Housing and \$1,450,449 will be provided from the Community Preservation Fund's undesignated reserve which has a current available balance of \$9,176,118.

**TOWN MANAGER RECOMMENDATION:** Mark S. Ells, Town Manager, recommends approval of this appropriation.

**STAFF ASSISTANCE:** Mark A. Milne, CPA, Director of Finance; Jillian Douglass, Trust Administrator; Elizabeth Jenkins, Director of Planning & Development

**VOLUNTEER STAFF ASSISTANCE:** Lindsey Counsell, Chair, Community Preservation Committee

**B. NEW BUSINESS (Refer to Public Hearing on 11/16/2023)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2024-061  
INTRO: 11/02/2023**

**2024-061 APPROPRIATION AND TRANSFER ORDER IN THE AMOUNT OF \$1,825  
IN COMMUNITY PRESERVATION HISTORIC PRESERVATION FUNDS  
FOR THE RESTORATION AND PRESERVATION OF THE HISTORIC  
ARTIFACT KNOWN AS THE GERMAN POW BOTTLE**

**ORDERED:** That pursuant to the provisions of the Community Preservation Act, G.L. c. 44B, the amount of One Thousand Eight Hundred Twenty-Five Dollars (**\$1,825.00**) be appropriated and transferred from the amount set aside for Historic Preservation within the Community Preservation Fund for the restoration and preservation of the historic artifact known as the German POW Bottle in the care of the Historical Society of Santuit and Cotuit. It is further ordered that the Town Manager is authorized to contract for and expend the appropriation made available for this purpose, subject to oversight by the Community Preservation Committee.

**SPONSOR:** Mark S. Ells, Town Manager, upon recommendation of the Community Preservation Committee

DATE	ACTION TAKEN
_____	_____
_____	_____

- \_\_\_ Read Item
- \_\_\_ Motion to Open Public Hearing
- \_\_\_ Rationale
- \_\_\_ Public Hearing
- \_\_\_ Close Public Hearing
- \_\_\_ Council Discussion
- \_\_\_ Vote

# BARNSTABLE TOWN COUNCIL

ITEM# 2024-061  
INTRO: 11/02/2023

## SUMMARY

**TO:** Town Council  
**FROM:** Mark Ells, Town Manager  
**THROUGH:** Lindsey Counsell, Chair, Community Preservation Committee  
**DATE:** November 02, 2023  
**SUBJECT:** Appropriation and Transfer Order in the amount of **\$1,825** in Community Preservation Historic Preservation Funds for the restoration and preservation of the historic artifact known as the German POW Bottle

**BACKGROUND:** At the September 18, 2023, Community Preservation Committee meeting, the seven Committee members present voted unanimously to recommend to the Town Council through the Town Manager, the Historical Society of Santuit and Cotuit's (HSSC) request for \$1,825 in Community Preservation Historic Preservation Funds for the restoration and preservation of the historic artifact known as the German POW Bottle. The total restoration project cost is \$2,375 with \$550 privately donated.

The bottle containing rolled up messages was recently unearthed on the side of a hill by a landscaper about 20 feet above sea level at Point Isabella. Recognizing the artifact's local historic value associated with WWII activities at Camp Edwards and Camp Candoit, he turned it over to the Historical Society. Conservators were able to safely remove the paper fragments with the names and addresses of three German Prisoners of War written on the blank side of a rolled up cereal carton. Restoration work will include cleaning, flattening, and deacidification of the original "messages"; and creation of a facsimile of the original bottle with copies of the rolled-up contents so visitors can see what the bottle looked like upon its discovery. Both the original and facsimile will be made a part of a small permanent exhibit on Camp Candoit at the Historical Society's Museum.

**ANALYSIS:** The Barnstable Historical Commission determined the artifact to be historically significant on July 18, 2023.

**FISCAL IMPACT:** The current balance in the reserve set aside for historic preservation is \$516,351. This appropriation has no impact on the general fund since the entire amount is appropriated and transferred from the Community Preservation Fund.

**TOWN MANAGER RECOMMENDATION:** Mark S. Ells, Town Manager, recommends approval.

**VOLUNTEER STAFF ASSISTANCE:** Lindsey Counsell, Chair, Community Preservation Committee