



Town of Barnstable  
Town Council  
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Updated on  
10/08/2024 to  
correct Item  
2025-037

## TOWN COUNCIL MEETING AGENDA

October 10, 2024

6:00 pm

Councillors:

Felicia Penn  
President  
Precinct 13

Craig Tamash  
Vice President  
Precinct 4

Gordon Starr  
Precinct 1

Dr. Kristin Terkelsen  
Precinct 2

Betty Ludtke  
Precinct 3

John Crow  
Precinct 5

Paul C. Neary  
Precinct 6

Seth Burdick  
Precinct 7

Jeffrey Mendes  
Precinct 8

Charles Bloom  
Precinct 9

Matthew P. Levesque  
Precinct 10

Kris 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 October 10, 2024 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 1070 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/TownCouncil/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/82752900054> Meeting ID: 827 5290 0054  
US Toll-free • 888 475 4499

### PUBLIC SESSION

#### 1. ROLL CALL

#### 2. PLEDGE OF ALLEGIANCE

#### 3. MOMENT OF SILENCE

#### 4. PUBLIC COMMENT

#### 5. COUNCIL RESPONSE TO PUBLIC COMMENT

#### 6. TOWN MANAGER COMMUNICATIONS (Pre-Recorded and available on Video on Demand on the Town website)

#### 7. MINUTES

- ACT ON PUBLIC SESSION MINUTES: September 05, 2024

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

- Joint Base Cape Cod (JBCC) Joint Oversight Group brief to Town of Barnstable  
Brig. Gen. (RET) Chris Faux: JBCC Executive Director  
Col. Wendy Armijo: 102d IW Commander  
Col. Matt Porter: Camp Edwards Base Operations Manager  
Capt. Bowen Spievack: CG BCC CO  
Capt. Michael Lachowicz: CG ASCC CO  
Lt. Col. Bryan Becker: US Space Force 6SWS Commander

- Presentation by the Massachusetts Institute of Technology (MIT) Department of Urban Studies and Planning (DUSP) Renewable Energy Clinic

**Teaching Team:** Jungwoo Chun, Sanjana Paul, Web Farabow, Colin Larsen

**Student Team:** Archer Thomas, Shubhi Goyal, Makenzie Wenninghof, Martin Staadecker

## **9. ORDERS OF THE DAY**

**A. Old Business**

**B. New Business**

## **10. ADJOURNMENT**

**NEXT REGULAR MEETING: October 24, 2024**

| ITEM NO. | INDEX TITLE | PAGE |
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|----------|-------------|------|

**A. OLD BUSINESS**

|          |  |        |
|----------|--|--------|
| 2025-017 | Designation of the Hyannis District Improvement Financing Development District to be located in Downtown Hyannis and approval and adoption of the Development Program <b>(May be acted upon) (Majority Vote)</b> .....   | 5-72   |
| 2025-022 | Order amending the General Ordinances of the Code of the Town of Barnstable, Chapter 220 Town Council, Article I, Section 220-4 <b>(Public Hearing) (Roll Call Majority Vote)</b> .....  | 73-74  |
| 2025-025 | Appropriation order in the amount of <b>\$75,000</b> for the purpose of Alum Treatment for Mystic Lake <b>(Public Hearing) (Roll Call 2/3 Full Council)</b> .....  | 75-76  |
| 2025-026 | Order amending Article II, Sewer Assessments, Chapter 184 Sewers and Water of the General Ordinances of the Code of the Town of Barnstable <b>(Public Hearing) (Roll Call Majority Vote)</b> .....   | 77-89  |
| 2025-027 | Appropriation and Loan Order in the amount of <b>\$3,826,327</b> and authorization to contract for and expend a grant in the amount of <b>\$2,833,849</b> from the Commonwealth’s Executive Office of Energy and Environmental Affairs for the Sandy Neck Beach Facility Coastal Resiliency Project <b>(Public Hearing) (Roll Call 2/3 Full Council)</b> .....   | 90-91  |
| 2025-028 | Order authorizing the taking of road easements by eminent domain for sewer and water purposes over certain private roads known as: Beechwood Road, Cottonwood Lane, Sail-A-Way, Millstone Way, Tellegen Trail, and Whidah Way in Centerville; Sunny-Wood Drive, Centerboard Lane and Newspaper Road in Hyannis; Goose Point Road in Centerville and Hyannis; Marquand Drive in Marstons Mills; and Old East Osterville Road in Osterville <b>(May be acted upon) (Majority Vote)</b> ..... | 92-110 |

**B. NEW BUSINESS**

**CONSENT AGENDA:**

**Proposed Vote:**To refer Items **2025-029, 2025-030, 2025-037** as written, to individual second readings, to be held on each item at the Town Council meeting on October 24, 2024.

|          |  |         |
|----------|--|---------|
| 2025-029 | Appointments to a Board/Committee/Commission: <b>Licensing Authority:</b> John Murphy, as an associate member to a term expiring 06/30/2027 <b>(First Reading) (Refer to Second Reading 10/24/24)</b> .....  | 111     |
| 2025-030 | Reappointments to a Board/Committee/Commission: <b>Board of Health:</b> Dan Luczkow, MD. as a regular member, to a term expiring 06/30/2027; Paul Canniff, as a regular member to a term expiring 06/30/2027 <b>(First Reading) (Refer to Second Reading 10/24/24)</b> .....   | 112     |
| 2025-031 | Authorization to contract for and expend a Federal Fiscal Year 2024 Emergency Management Performance Grant in the amount of <b>\$15,500</b> from the Massachusetts Emergency Management Agency <b>(May be acted upon) (Majority Vote)</b> .....  | 113-114 |
| 2025-032 | Appropriation Order in the amount of <b>\$33,000</b> in Community Preservation Historic Preservation Funds to the Historical Society of Santuit and Cotuit for Phase II of the Restoration and Preservation of the Dottridge Homestead Located at 1148 Main Street, Cotuit <b>(Refer to Public Hearing 10/24/2024)</b> ..... | 115-116 |
| 2025-033 | Determination under Section 19 of the state Conflict of Interest Law regarding participation in matters relating to a potential increase in the town’s percentage contribution to the health insurance costs of its retirees <b>(May be acted upon) (Majority Vote)</b> .....  | 117-121 |

|          |   |         |
|----------|---|---------|
| 2025-035 | Appropriation Order in the amount of <b>\$80,000</b> for the Solid Waste Facility Landfill Infiltration Basin No. 1 Swale Repairs Project ( <b>Refer to Public Hearing 10/24/2024</b> ).....  | 122-123 |
| 2025-036 | Authorization to contract for and expend a Fiscal Year 2025 Local Bottleneck Reduction Program Grant from the Massachusetts Department of Transportation in the amount of <b>\$500,000</b> for construction of intersection improvements in the village of Hyannis ( <b>May be acted upon</b> ) ( <b>Majority Vote</b> ) .....  | 124-125 |
| 2025-037 | Appointments to a Board/Committee/Commission: <b>Airport Commission:</b> Margarete Maillho, as a regular member to a term expiring 06/30/2027; <b>Board of Health:</b> Christine Beer, as a regular member to a term expiring 06/30/2027; <b>Human Services Committee:</b> Kevin Matthews, as a regular member to a term expiring 06/30/2027; <b>Mid Cape Cultural Council:</b> Beverly Parke, as a regular member to a term expiring 12/31/2026; <b>Steamship Authority Port Council:</b> Greg Egan, as a representative member from Barnstable to a term expiring 12/31/2025; <b>Waterways Committee:</b> Jacob Angelo, as a regular member to a term expiring 06/30/2025; <b>Zoning Board of Appeals:</b> Rodney Tavano, as an associate member to a term expiring 06/30/2027 ( <b>First Reading</b> ) ( <b>Refer to Second Reading 10/24/24</b> ) ..... | 126     |

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**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 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# 2025-017**

**INTRO: 08/15/2024, 09/05/2024, 10/10/2024**

**2025-017 DESIGNATION OF THE HYANNIS DISTRICT IMPROVEMENT FINANCING DEVELOPMENT DISTRICT TO BE LOCATED IN DOWNTOWN HYANNIS AND APPROVAL AND ADOPTION OF THE DEVELOPMENT PROGRAM**

**ORDERED:** That, pursuant to M.G.L Chapter 40Q (District Improvement Financing), the Town Council hereby designates the Hyannis District Improvement Financing Development District (the “Development District”), to be located in Downtown Hyannis with an area of 973.64 acres, as further identified in Appendix C of the “Hyannis District Improvement Financing District: District Improvement Financing Master Plan” (the “Master Plan”), prepared by Camoin Associates and dated July 1, 2024, which is attached hereto and incorporated herein, and that the Town Council hereby approves and adopts the Development Program, as set forth in the Master Plan, such that the area where revenue is being generated through new growth is the same area in which the funds can be spent. The Town Council hereby finds that the designation of the Development District is consistent with the requirements of Section 2 of said Chapter 40Q and will further the public purpose of encouraging increased residential, industrial and commercial activity in the Commonwealth.

| DATE              | ACTION TAKEN                              |
|-------------------|---|
| <u>08/15/2024</u> | <u>Refer to Second Reading 09/05/2024</u> |
| <u>09/05/2024</u> | <u>Continue Item to 10/10/2024</u>        |

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

# BARNSTABLE TOWN COUNCIL

ITEM# 2025-017

INTRO: 08/15/2024, 09/05/2024, 10/10/2024

## SUMMARY

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Kyle Pedicini, Community & Economic Development Planner  
**DATE:** August 15, 2024  
**SUBJECT:** Designation of the Hyannis District Improvement Financing Development District to be located in downtown Hyannis and approval and adoption of the Development Program

**BACKGROUND:** Through District Improvement Financing (DIF), municipalities can establish a funding stream for economic development activities that is linked to, and derived from, the results of economic development. DIF sets up a process through which a municipality can identify and capture tax revenues that result from new private investment in a specific area, such as an expanding business, a building addition, or a new development.

A DIF is not a new tax, but rather a re-allocation of a portion of new growth dollars to a dedicated fund for improvements in a certain area (in this case, downtown Hyannis). DIF revenues are generated by the increase in assessed value that results from private investment, not from tax rate increases, special assessments, or real estate market factors. The Town can direct this stream of incremental tax revenues toward public improvements and economic development projects in the same area, which can range from critical infrastructure needs to supporting activities such as planning studies or workforce training.

In Fiscal Year 2024, the Town of Barnstable received a \$50,000 Real Estate Technical Assistance grant from MassDevelopment for consultant work to examine and evaluate a potential District Improvement Financing Program in Hyannis. The final product of this analysis is reflected in the draft Downtown Hyannis District Improvement Financing Master Plan, which indicates the projected funding amount for the program and outlines eligible uses for the funding.

**RATIONALE:** The DIF tool works by creating a virtuous cycle of public and private investment in a targeted area. Under the program, new growth dollars as a result of private investment will be used to fund public investment in the same area, which will in turn improve the environment for future private investment and continue the cycle.

Furthermore, by dedicating a portion of the new resources generated from new investment to public improvements in the same area, the Town can support its existing businesses and residents to mitigate any negative gentrification effects related this new investment. An example of this would be DIF providing funding for an ongoing small business façade improvement grant program, which was well-received by the community when it was implemented in 2023 and 2024 as it helps support small business owners and preserve existing jobs. DIF can also fund improvements to enhance quality of life such as new sidewalks, arts and culture programming, and improvements to open space.

**FISCAL IMPACT:** This fiscal impact of this program is outlined in the Downtown Hyannis District Improvement Financing Master Plan. For the first 10 years of the program, 50% of new growth dollars in the area would be allocated into a DIF fund as opposed to the general fund. For the remaining 15 years of the program 25% of new growth dollars would be allocated.

**STAFF ASSISTANCE:** James Kupfer, Interim Director of Planning & Development; Kyle Pedicini, Community & Economic Development Planner; Mark Milne, Finance Director



## **Downtown Hyannis District Improvement Financing Master Plan**

Adopted Month\_\_\_\_ Day\_\_\_\_ 2024

*Dated July 1, 2024*

*Document prepared by Camoin Associates for the Town of Barnstable*

*Through a Real Estate Services Technical Assistance grant from MassDevelopment*



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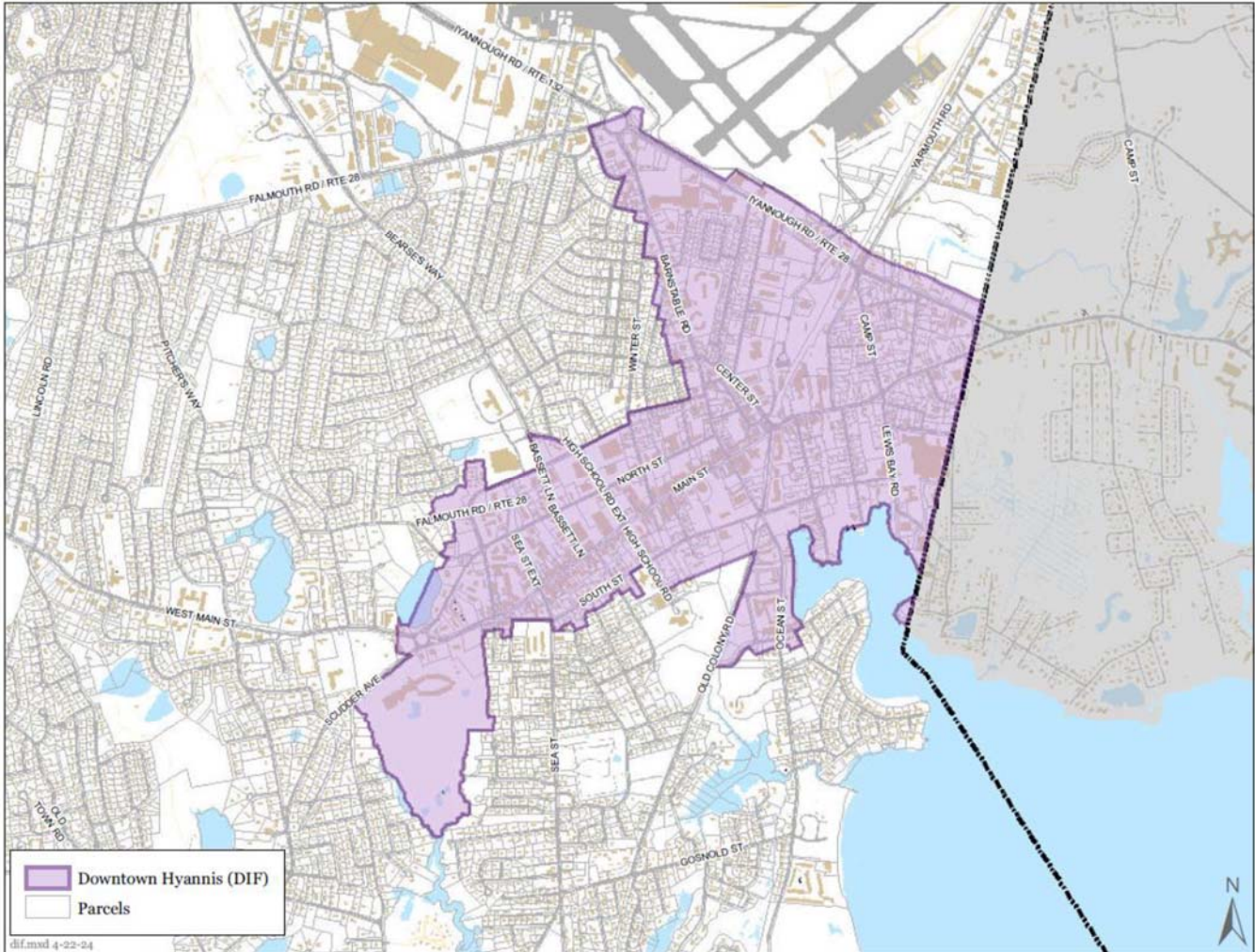
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# Introduction

The Town of Barnstable (the “Town”) designates portions of downtown Hyannis as the Downtown District Improvement Financing District (the “DIF District”) and the accompanying Downtown Development Program and Downtown Invested Revenue District Development Program (the “Downtown Development Program”) for the DIF District, as enabled by Massachusetts General Laws Chapter 40Q.



This Downtown District Improvement Financing master plan (the “Report”) describes the process by which the Downtown DIF District and Development Program will be established, together with the projects to be supported, the expected revenues and financing plans, and the ongoing management of the DIF District. With this Report and the legislative actions undertaken and included in Appendix B, the following are established:

- ✓ The Downtown Development District, which identifies the part of the municipality in which projects will be implemented; and
- ✓ The Downtown Invested Revenue District, which identifies the part of the municipality in which the Tax Increment will be calculated and from which tax revenues will be captured, and which is coterminous with the Development District.<sup>1</sup>

<sup>1</sup> All parcels are included in both the DIF District and the Invested Revenue District.

## DRAFT

- ✓ The Downtown Development Program, which will describe the capital plan, including the type and cost of projects to be undertaken by the municipality, and the type and costs of projects expected to be undertaken by private entities as a result of the public investments made by the municipality in the DIF District; and
- ✓ The Downtown Invested Revenue District Development Program, which provides details of the financial plan including the expectations for the generation and collection of revenue from the Tax Increment, the percentage anticipated to be captured and used for projects in the DIF District, and expectations for borrowing.

This *Introduction* first describes the uses of Development Districts and Development Programs, the statutory authority of municipalities to enter into them, and key provisions that must be satisfied. It then sets forth the steps taken to authorize the Downtown DIF District and, when it is complete, the accompanying Development Program.

In *Part I: Downtown Development District*, this report describes the Downtown Development District boundaries, including the boundaries of the Downtown Invested Revenue District. It provides information about the parcels to be included. Improvements and activities will be implemented within the Downtown DIF District to generate economic growth and further strategic goals.

In *Part II: Downtown Development Program*, the report presents the proposed Development Program which is being created to implement the development goals within the DIF District. It presents a general description of the projects, the operation and maintenance plan, and the financial plan.

### **About District Improvement Financing**

Through DIF, a town or a city can establish a funding stream for economic development activities that is linked to, and derived from, the results of economic development.

DIF achieves this by setting up a process through which a municipality can identify and capture tax revenues that result from new private investment in a specific area, such as an expanding business or a new multifamily housing project. These tax revenues are generated by the increase in assessed value that results from the private investment, not from tax rate increases, special assessments, or real estate market factors.

The municipality can then direct this stream of incremental tax revenues toward public improvement and economic development projects, which can range from critical infrastructure needs such as traffic mitigation, to essential supporting activities such as planning studies or workforce training.

**This section provides detail about the legislation that enacted DIF, the tasks required to be undertaken by a community to comply with the legislative requirements, and the defined terms that are used in the legislation and throughout this document.**

### **Legislative Requirements**

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Massachusetts General Laws Chapter 40Q (the “DIF Statute”) authorizes towns and cities to use DIF. The DIF Statute sets forth activities that must be undertaken, such as identifying tax revenues to be captured, describing projects to be implemented, and designating parcels of property to be included within the DIF District. Municipalities enact local legislation through the ordinary processes of a Town Council, Town Meeting, or City Council. The DIF Statute does not provide specific language that must be incorporated into local legislation.

The DIF Statute does not set forth specific legislative review or public hearing requirements. A town or city will follow its established legislative rules. If the town or city wishes to amend an element of its DIF, it must follow the same legislative process it used to adopt the original legislation, for example a vote of Town Meeting.

The DIF Statute does not require review and approval by the Economic Assistance Coordinating Council or other state agency, and no reports need to be prepared for or submitted to any state agencies once DIF has been implemented.

### **Identifying the Tax Increment and Capturing Tax Revenue**

DIF enables communities to identify and capture tax revenues generated by the incremental increases to the assessed value of real property that result from new private investment, such as building or renovation, within a district or districts established by the community under the DIF Statute. These increases, the “Tax Increment” as defined by the DIF Statute,<sup>2</sup> may occur on residential or commercial property, but must arise from new private investment. Increases to assessed value as a result of market factors or revaluation are not eligible, and tax revenues generated by these increases may not be captured through the use of DIF.

<sup>2</sup> See Definitions, below.

The Tax Increment is calculated as the difference between the assessed value of the property as of a Base Date,<sup>3</sup> with assessed value as of the Base Date defined as the Original Assessed Value,<sup>4</sup> and the assessed value as of each subsequent assessment date for the duration of the DIF. The Base Date will always be the January 1 prior to the adoption of legislation establishing DIF.

Identifying the Tax Increment is done through a municipality’s normal assessment process and on the same schedule. The calculation and collection of tax revenues also follows the customary procedures for the entire community. DIF governs how to calculate, capture, and spend a designated portion of the tax revenues once they are collected. In this *DIF Guide*, the portion of the tax revenues that is identified and captured through the establishment of DIF is referred to as the “DIF Revenues.”<sup>5</sup>

The Tax Increment is cumulative once DIF is established and is always the difference between the Original Assessed Value and the portion of a new assessed value that, through ordinary assessment processes, is attributed to new private investment. If the increase over the Original Assessed Value is \$5 million per year for five years, the Tax Increment grows to \$25 million over that same five-year period. All tax revenues generated by the Tax Increment, up to 100%, are eligible for capture through the use of

DIF, and each town or Town identifies, through the legislation it uses to establish DIF, how much of the revenue will be captured and how it will be used.

The following is a sample timetable based on a community's assessment calendar and fiscal years. Legislation may be adopted at any time of the year and dates are shown as examples only.

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Note that there will be a lag of at least one year between the adoption of legislation and the availability of revenues. This is a result of the assessment calendar, not of the use of DIF.

1. April 6, 2021: Legislation is adopted to establish DIF, with a Base Date of January 1, 2021, for assessed values. The Original Assessed Value is established as of January 1, 2021.
2. January 1, 2022: Assessed values are determined for each parcel in the community as of this date, although actual new assessed values may not be finalized until later in the year. Increases to assessed value that are attributable to new private investment are identified for the entire community.<sup>6</sup> Tax Increment is identified.
3. 6 Communities that have accepted Acts of 1989 Ch. 653, Amending Mass. Gen. Laws Ch. 59 § 2A (a), recognize increases to assessed value from new private investment that occur between January 2 and June 30 of each calendar year as having occurred on January 1 of that same calendar year. A community using DIF will still follow this calendar for recognizing changes to assessed value. The
4. July 1, 2022–June 30, 2023: First fiscal year in which tax revenues are collected using values established as of January 1, 2021. These are the first tax revenues from which a portion may be identified and captured through the use of DIF, and Fiscal Year 2023 is therefore the first fiscal year of the DIF.
5. July 1, 2023–Duration of the DIF: Assessed values are determined each year and the Tax Increment is recalculated to reflect the cumulative impact of new private investment since the Base Date. Tax revenues generated by the Tax Increment are eligible for capture through the use of DIF.

<sup>3</sup> "Base date" is the last assessment date of the real property tax preceding the creation of the district. See Definitions, below. with assessed value as of the Base Date defined as the Original Assessed Value,<sup>4</sup>

<sup>4</sup> "Original Assessed Value" is the aggregate assessed value as of the Base Date. See Definitions, below

<sup>5</sup> See also *Definitions*, below.

<sup>6</sup> Communities that have accepted Acts of 1989 Ch. 653, Amending Mass. Gen. Laws Ch. 59 § 2A (a), recognize increases to assessed value from new private investment that occur between January 2 and June 30 of each calendar year as having occurred on January 1 of that same calendar year. A community using DIF will still follow this calendar for recognizing changes to assessed value.

The revenues generated by the Tax Increment will also increase to the extent permitted by Mass. Gen. Laws Ch. 59 § 21c (f), which governs the total tax levy in a municipality.

## Components of DIF

The DIF Statute requires that municipalities adopt four components which together enable the activities and benefits of DIF as an economic development tool:

[Development District](#)      [Invested Revenue District](#)  
[Development Program](#)      [Invested Revenue Development Program](#)

A community may adopt all four components at once, or the Development District may be established first and the other components at later dates through the same legislative process.

The DIF Statute sets forth specific requirements for each component as described below.

## Development District

A Development District (DIF District) is the part of the municipality in which projects will be implemented. The community defines the boundaries and identifies the parcels within the DIF District.

A community may establish multiple DIF Districts, but the aggregate area of all DIF Districts may not exceed 25% of the area of the community. The Assessor must certify the area of each DIF District and confirm compliance with the 25% limit.

Projects that are to be funded with DIF Revenues must be implemented within the DIF District. Exceptions are certain components of water and sewer infrastructure that must be constructed outside of the DIF District because of the design of the system.

A DIF District does not need to be contiguous.

Commercial and residential properties, municipal properties, vacant or undeveloped land, and property owned by tax-exempt entities may all be included in a DIF District.

## Invested Revenue District

An Invested Revenue District (IRD), identifies the portion of the DIF District in which the Tax Increment will be calculated and from which DIF Revenues will be generated. It must be either coterminous with the DIF District, having the same boundaries and parcels, or a subset that is wholly within it. No parcels may be included in an IRD if they are not also within the DIF District.

## Development Program

A Development Program describes the activities expected to be undertaken within the DIF District. It must describe all of the following,<sup>7</sup> but if one or more of the activities are not expected, such as displacing and relocating persons, then the Development Program should clearly state that the activity will not be undertaken.

<sup>7</sup> See also *Definitions*, below.

1. A finding, or statement, that the designation of the DIF District is consistent with the requirements of Mass. Gen. Laws Ch. 40Q §2 and "will further the public purpose of encouraging increased residential, industrial, and commercial activity in the Commonwealth."<sup>8</sup> In essence, this is a statement of the community's goals.
2. A Financial Plan<sup>9</sup> that describes the costs of the anticipated projects, expected sources of revenue, the amount of indebtedness to be incurred, and anticipated sources of capital;
3. A list of the public facilities to be constructed and any other projects expected to be paid for in whole or in part with DIF Revenues. *If new projects are later identified, the Development Program can and must be amended. This includes public facilities and other eligible projects.*
4. The use of private property;
5. Plans for the relocation of persons displaced by the development activities;
6. Plans, if any, for the development of housing, both affordable and market rate;
7. The proposed regulations and facilities to improve transportation; and

8. The proposed operation of the district after the improvements are completed;

*Optional:* The Development Program *may* also designate an entity that will administer activities related to the DIF and describe the proposed operation of the DIF.<sup>10</sup>

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9. The duration of the Development Program. This may not exceed 30 years. The 30-year count may begin either at the date of the designation of the DIF District, or at a "Project Stabilization"<sup>11</sup> date defined by the community in the Development Program.

#### *Invested Revenue District Development Program*

An Invested Revenue District Development Program (IRDDP) is required in order to calculate the Tax Increment and capture the tax revenues from that Tax Increment to be used as DIF Revenues to pay for projects within the DIF District. In essence, it directs the capture and use of tax revenues collected from the IRD. It is required to include:

1. Estimates of the tax revenues to be derived from the IRD;
2. A projection of the tax revenues to be derived from the IRD if no Development Program were to be adopted and implemented (with presumably less new private investment than is expected to occur as a result of the Development Program);
3. Statement of whether any bonds issued as part of the DIF will be General Obligation or Special Obligation Bonds;
4. The percentage, dollar amount, or formula directing the amount of tax revenues collected from the Tax Increment that will be captured to pay for projects in the Development Program;

8 Mass. Gen. Laws Ch. 40Q §2 (a)

9 Ibid.

10 Mass. Gen. Laws Ch. 40Q §2 (c )(2): "create a department, designate an existing department, board officer, agency, municipal housing or redevelopment authority of the Town or town or enter into a contractual agreement with a private entity to administer the activities authorized by this chapter"

11 The DIF Statute does not define "Project Stabilization" or dictate rules for selecting such a date. See Definitions, below, for an explanation of how the term is used in this DIF Guide.

5. A statement of the estimated impact of tax increment financing on all taxing jurisdictions in the DIF District:<sup>12</sup> and
6. The establishment of a Development Program Fund, which consists of two accounts: a Project Cost Account and, if debt is anticipated to be issued, a Development Program Sinking Fund Account.

The DIF Statute requires that DIF Revenues be deposited to the Development Program Fund and establishes the priority of claims upon those revenues.

Principal and interest on debt, and related costs such as maintaining reserve accounts, must be paid from the Development Program Sinking Fund Account. As long as debt is outstanding to which DIF Revenues are pledged, the Development Program Sinking Fund Account has the senior claim on DIF Revenues.<sup>13</sup>

Costs for constructing or implementing projects are paid from the Project Cost Account.

Balances may be transferred between the Development Program Sinking Fund Account and the Project Cost Account as long as the balances in the Development Program Sinking Fund Account are sufficient to meet its obligations to repay debt.

Excess funds not required by the Development Program Fund may be transferred to the municipality's General Fund.

A graphic illustrating these funds and accounts, and a description of the accounts, is included as Appendix A.

<sup>12</sup> The DIF Statute does not define "tax increment financing." In its definition of Invested Revenue District it does refer to an Invested Revenue District as a district where tax increment financing is used. Therefore, for the purposes of this DIF Guide, this statement is interpreted to mean that a municipality should state the impact of the IRDDP on the taxing jurisdictions.

<sup>13</sup> A municipality may use DIF Revenues to repay a portion of debt service without formally pledging the DIF Revenues to the bonds. In this case the Development Program Sinking Fund Account may have parity with the Project Cost Account. A municipality should consult its bond counsel on this and other matters relating to debt issuance.

## Definitions

### *Definitions from the DIF Statute<sup>14</sup>*

The following terms have the meanings as defined in Massachusetts General Law Chapter 40Q, Section 1. Capitalization has been added to the statute's defined terms to identify them clearly in the text.

"Base Date", the last assessment date of the real property tax immediately preceding the creation of the district.

"Development District", a specified area within the corporate limits of a city or town which has been designated as provided in §2 and which is to be developed by the city or town under a Development Program.

"Development Program", a statement of means and objectives designed to improve the quality of life, the physical facilities and structures, and the quality of pedestrian and vehicular traffic control and transportation within a development district. Means and objectives designed to increase or improve residential housing, both affordable and market rate, may also be addressed within a district and shall be considered part of a development program. The statement shall include:

- (1) a Financial Plan;
- (2) a complete list of public facilities to be constructed;
- (3) the use of private property;
- (4) plans for the relocation of persons displaced by the development activities;
- (5) plans, if any, for the development of housing, both affordable and market rate;
- (6) the proposed regulations and facilities to improve transportation;
- (7) the proposed operation of the district after the planned capital improvements are completed; and
- (8) the duration of the program which shall not exceed the longer of: (i) 30 years from the date of designation of the district; or (ii) 30 years from project stabilization, as defined in the development program.

"Financial Plan", a statement of the costs and sources of revenue required to accomplish the development programs, which shall include: (1) cost estimates for the development program; (2) the amount of indebtedness to be incurred; and (3) sources of anticipated capital.

"Invested Revenue District", a type of Development District or portion of a district that uses tax increment financing under §3.

"Invested Revenue District Development Program", a statement which, in addition to the information required for a Development Program, shall also include: (1) estimates of tax revenues to be derived from the Invested Revenue District; (2) a projection of the tax revenues to be derived from the Invested Revenue District in the absence of a Development Program; (3) a statement as to whether the issuance of bonds contemplated pursuant to this chapter shall be general or special obligation bonds; (4) the percentage of

<sup>14</sup> Mass. Gen. Laws Ch. 40Q §1



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the tax increment to be applied to the Development Program and resulting tax increments in each year of the program; and (5) a statement of the estimated impact of tax increment financing on all taxing jurisdictions in which the district is located.

“Original Assessed Value”, the aggregate assessed value of the Invested Revenue District as of the Base Date.

“Project”, a project to be undertaken in accordance with the Development Program.

“Project Costs”, any expenditure made or estimated to be made or monetary obligations incurred or estimated to be incurred by the city or town which are listed in a project plan as costs of improvements including, but not limited to, public works, acquisition, construction or rehabilitation of land or improvements for sale or lease to residential, commercial or industrial users within a development district plus any costs incidental to those improvements, reduced by any income, special assessments or other revenues, other than tax increments, received or reasonably expected to be received by the city or town in connection with the implementation of this plan.

- (1) “administrative costs”, any reasonable charges for the time spent by Town or town employees in connection with the implementation of a project plan;
- (2) “capital costs”, the actual costs of the construction of public works or improvements, new buildings, structures and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures; the acquisition of equipment; and the grading and clearing of land;
- (3) “discretionary costs”, those payments made by the appropriate body of a city or town that in its discretion are found to be necessary or convenient to the creation of development districts or the implementation of project plans.
- (4) “financing costs”, including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of that indebtedness because of the redemption of the obligations before maturity;
- (5) “improvement costs”, those costs associated with developing new employment opportunities, promoting public events, advertising cultural, educational and commercial activities, providing public safety, establishing and maintaining administrative and managerial support and such other services as are necessary or appropriate to carry out the development program;
- (6) “organizational costs”, all reasonable costs relating to the conduct of environmental impact and other studies and informing the public about the creation of development districts and the implementation of project plans;
- (7) “professional service costs”, including, but not limited to, those costs incurred for architectural, planning, engineering and legal advice or services;
- (8) “real property assembly costs”, any deficit incurred resulting from the sale or lease by the city or town, as lessor, of real or personal property within a development district for consideration which is less than its cost to the city or town;
- (9) “relocation costs”, all reasonable relocation payments made pursuant to a condemnation;
- (10) “training costs”, costs associated with providing skills, development and training for employees of businesses within the development district; provided, however, that these costs shall not exceed 20 per cent of the total project costs and shall be designated as training funds within 5 years of the issuance of

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bonds pursuant to this chapter for the project or the designation of the district, whichever occurs later; and

(11) "water and sewer line costs", which shall include the costs related to the construction or alteration of sewage treatment plants, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, water lines or amenities on streets or the rebuilding or expansion thereto so long as required by the project plan for a development district, whether or not the construction, alteration, rebuilding or expansion is within the development district;

Project costs shall not include the cost of a building or a portion of a building used predominantly for the general conduct of government, such as a Town hall, courthouse, jail, police or fire station or other state or local government office buildings.

"Project Revenues", receipts of a city or town with respect to a project including, without limitation, tax increments, investment earnings and proceeds of insurance or disposition of property.

"Tax Increment", all annual increases in the municipality's limit on total taxes assessed pursuant to subsection (f) of section 21C of Mass. Gen. Laws Ch. 59 that are attributable to parcels within the district for fiscal years with an assessment date later than the base date. The tax increment shall also include the part of increases in the limit on total taxes assessed allowed pursuant to said subsection (f) of said section 21C of said chapter 59 that are attributable to such increases pursuant to said subsection (f) of said section 21C of said chapter 59 in prior years that were part of the increment in such prior years. In any year that the limit on total taxes assessed pursuant to said section 21C of said chapter 59 is lower than the prior year's limit on total taxes assessed, the tax increment shall be reduced in the same proportion as the limit on total taxes assessed.

### *Tax Increment and Definition for "New Growth"*

The DIF Statute uses the defined term Tax Increment to describe the incremental increases in assessed value that may result from new private investment that improves the property. In practice, assessors often use the term new growth (herein, "New Growth") for the same concept. This *DIF Guide* uses the term New Growth to refer to the increases in assessed value that result from new private investment on a day-to-day basis by towns and cities. New Growth refers to increases in assessed value that result from improvements, *not* increases in assessed value that result from market factors or revaluation.

Please see also *Levy Limits: A Primer on Proposition 2 ½*, Massachusetts Department of Revenue Division of Local Services, available online at <https://www.mass.gov/files/documents/2016/08/oq/levylimits.pdf>.

### *Additional Definitions for Terms in this District Improvement Financing Master Plan*

"DIF Project" means an eligible Project as defined by the DIF Statute that is intended to be funded in whole or in part through the use of DIF Revenues.

"DIF Revenues" means the portion of the revenue generated by the Tax Increment that is collected as a result of New Growth in the DIF District. These are transferred to the Development Program Fund and used as provided for in the Development Program. DIF Revenues may be all or a portion of the revenues collected from the Tax Increment for any fiscal year. The percentage of the revenue from each year's Tax Increment that becomes DIF Revenues is established by the Development Program and Invested Revenue District Development Program.

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“Pay-as-You-Go” means paying for Project Costs directly from DIF revenues collected, in contrast to using the proceeds of debt to pay such costs.

“Project Stabilization Date” means the date, established by the community in its Development Program, on which the Development Program comes into effect. A Development Program may have a duration of up to 30 years either from the date of the adoption of the DIF District, or 30 years from the Project Stabilization. The DIF Statute does not dictate rules for selecting such a date, only stating that such a date may be defined in the Development Program.<sup>15</sup>

<sup>15</sup> Mass. Gen. Laws Ch. 40Q § 1 (a) (8).

## About the Downtown Development District

The purpose of the Downtown Development District is to grow and strengthen the local economy that serves town residents, employees, and visitors by investing in a series of public projects.

Through the use of a DIF District and Development Program, the Town will capture tax revenues generated by expected economic development, and direct these revenues toward a downtown organization that will invest, promote, and strengthen the community and make it more attractive for businesses, residents, and visitors by:

1. Attracting new private investment by making it a more attractive place to locate and grow a business;
2. Capturing new tax revenues from private development and using the revenue stream to fund projects that support growth and investment in the district; and
3. Communicating that the Town of Barnstable has targeted the district for strategic growth and is making its own investments.

Details of the project, with cost estimates, are presented in Part II, Projects to be Implemented.

## Description of the Approval Process and Legislative Actions

*The establishment of a DIF District and Development Program enables a community to capture future incremental tax revenues that may be spent on projects designated in the Development Program. It does not authorize actual expenditures, and does not authorize the issuance of debt. Expenditures, debt issuance, and procurement to implement the projects in the Development Program will be authorized through the same local approval processes that would be required if the projects were not part of a Development Program.*

The Downtown DIF District and Development Program are established through local approval processes. The Town has:

- Held a public hearing on \_\_\_\_\_.
- Held a Municipal Council meeting on \_\_\_\_\_ to vote upon the proposed DIF District and Development Program.
- Received a *draft* Assessor Certification presenting the Original Assessed Value of parcels as of \_\_\_\_\_, the latest assessment date for which data is available. This is an estimate of the Original Assessed Values. This Assessor Certification will be finalized when assessed values as of the Base Date of January 1, 202X are confirmed.

Documentation of the legislative actions is included in Appendix B. Assessor Certifications are included in Appendix D.

## Downtown Development District and Program Information Summary

|   |   |
|---|---|
| Development District Name   | Downtown Development District                             |
| IRD Name  | Downtown Invested Revenue District                        |
| Development Program Name  | Downtown Development Program                              |
| IRDDP Name  | Downtown Invested Revenue District<br>Development Program |
| Date of Development District and IRD<br>Establishment                         | MONTH, Date, 2024   |
| Date of Development Program and IRDDP<br>Establishment                        | MONTH, Date, 2024   |
| Base Date for Assessed Values in the DIF<br>District and IRD                  | January 1, 2024   |
| Acceptance of Chapter 653 (Yes/No)  | Yes   |
| Certified, Original Assessed Value in the DIF<br>District as of the Base Date | \$1,225,561,200   |
| Certified, Original Assessed Value in the IRD as<br>of the Base Date          | \$1,225,561,200   |
| Total Acres in the DIF District   | 973.64  |
| Term of the DIF Program   | 25 Years  |
| Tax Increment to be Captured  | 50% and then 25%  |
| DIF District Administrator  | Town of Barnstable DIF Advisory Committee                 |

# Part I: The Downtown Development District and Invested Revenue District

## Description of the Development District and Invested Revenue District

The DIF Statute provides for the establishment of two districts:

*A Development District* that includes the parcels on or around which development projects, public or private, will be undertaken. A Development District is established in advance of or at the same time as the Development Program.

*An Invested Revenue District (IRD)* that includes the parcels from which a Tax Increment will be calculated and incremental revenues (DIF Revenues) will be collected when New Growth occurs. The Downtown IRD is coterminous with the DIF District, sharing all boundaries and parcels.

The Downtown Development District and the Downtown Invested Revenue District (the DIF District) will encompass the parcels as summarized in "Parcel Information," below, and attached as Appendix C. A map is also included in Appendix C.

## Statement of Findings

The Town finds that the designation of the Downtown Development District and Development Program will further the public purpose of encouraging increased residential, industrial, and commercial activity in the Commonwealth.<sup>16</sup> The boundaries of the Downtown Development District are coterminous with the establish Growth Incentive Zone previously established in the Town of Barnstable.

## Base Date for Assessment of Parcels

### *Base Date for Assessment of Parcels*

The Base Date for the Downtown Development DIF District is **January 1, 2024**. The Original Assessed Value of the DIF District is the assessed value as of this Base Date.

The Town of Barnstable is a "653 community." Therefore, while January 1 is and will always be the assessment date for all parcels in the community and the DIF District, New Growth occurring between each January 2 and June 30 will be added to the assessed value as of January 1 of that year.

<sup>16</sup> M.G.L. 40Q §2 (a).

## Parcel Information

The table below summarizes the parcels that will be included in the DIF District and IRD, by current use type. Appendix C includes more detailed information and a map.

**Table 1: Downtown Hyannis DIF District Parcels by Use Type**

| Use Type                  | Parcels in DIF District | Acres in DIF District | Share of Acreage in DIF District |
|---------------------------|-------------------------|-----------------------|----------------------------------|
| Commercial                | 344                     | 277.44                | 28.5%                            |
| Industrial                | 3                       | 1.47                  | 0.2%                             |
| Residential               | 310                     | 94.26                 | 9.7%                             |
| Mixed-Use                 | 71                      | 22.29                 | 2.3%                             |
| Public Service/Tax Exempt | 122                     | 578.18                | 59.4%                            |
| <b>Total</b>              | <b>850</b>              | <b>973.64</b>         | <b>100%</b>                      |

## The Downtown Development District and Other Special Districts

The establishment of the DIF District does not impose a special assessment or other increased tax on any parcel. The same property tax rates that are applied to parcels outside of the DIF District are applied within the DIF District. Parcels that are in the DIF District are noted in the table included in Appendix C.

The establishment of the DIF District does not prevent the collection and distribution of fees, special assessments, or other monies from parcels in any other special districts. Owners of property in the DIF District will continue to be responsible for all obligations, actions, and payments associated with other special districts.

The DIF Statute establishes that the aggregate area of all development districts within a city or town may not exceed 25% of the total area of that city or town. As shown in the table below, the total acreage in the Downtown DIF District is below the state maximum.

**Table 2: DIF District Share of Total Acres in Municipality**

|  |           |
|--|-----------|
| Town of Barnstable, Total Acres            | 38,508.80 |
| Downtown Hyannis DIF District, Total Acres | 973.64    |
| Total DIF Districts Share of Town Total    | 2.53%     |

**Source:** Town of Barnstable

The Assessor’s Certification from which information in the table was drawn is included in Appendix D.

## Part II: The Downtown Development Program and the Downtown Invested Revenue District Development Program

This section of the document includes all information required by the DIF Statute for both the Development Program and the Invested Revenue District Development Program. Explanatory information about statutory requirements for managing DIF Revenues is also included.

### Statement of Means and Objectives

The Town of Barnstable establishes this DIF District and Development Program to create the vehicle through which tax revenues from private investment can be used to make public investments that will facilitate growth and benefit the community.

The creation of the Development Program will promote the municipality's goals and objectives by:

1. Establishing a DIF Advisory Committee to administer the DIF District and Invested Revenue District (IRD) and the Development Program and Invested Revenue District Development Program (IRDDP);
2. Capturing future tax revenue from a portion of the Tax Increment generated by New Growth in the Invested Revenue District (IRD) to create an anticipated revenue stream (the DIF Revenues) dedicated to fund these projects;
3. Providing funding for the improvements to the DIF District that will encourage new business and commercial activity by making the DIF District a more attractive place to live, work, and engage in leisure activities. This activity will generate new private investment and additional (incremental) tax revenues, which may be designated as DIF Revenues as described in this Development Program, and which will fund such improvements in whole or in part;
4. Communicating to residents and businesses in the community, the region, and beyond, that the Town of Barnstable is encouraging and supporting the development of the DIF District.

### Duration of the Development Program

The term of the Downtown Development Program will be twenty (25) years from project stabilization. Project stabilization will be the date of DIF Adoption (\_\_\_\_\_, 2024) and the Development Program will be in effect for 25 years.

### Projects to be Implemented

The Town of Barnstable has established the following goals of the revenue investment:

- placemaking/beautification projects
- storefront improvement grants
- arts and culture projects
- program administration
- public infrastructure improvements



Final costs and funding sources are estimates intended for planning purposes. Final costs are expected to be different from these estimates. Inclusion of these estimates does not represent an appropriation or legal commitment to spend these amounts on these projects and, as noted in the *Introduction*, does not authorize either expenditures or debt.

Table 3, below, lists these projects and the estimated costs.

**Table 3: Downtown Hyannis DIF District Public Projects**

| Project Name                 | Timing  | Anticipated Costs |
|------------------------------|---------|-------------------|
| Annual DIF Area Improvements | ongoing | \$300,000         |

***Plans for Relocation of Displaced Persons***

The Downtown Development Program will not eliminate any residential units or displace any residents.

***Plans for Housing***

The Downtown Development Program does not propose to use DIF Revenues or other public funds to add to or renovate any housing structures.

***Proposed Regulations and Facilities to Improve Transportation***

The Downtown District Development Program may use DIF Revenues to improve transportation within the District.

**Operation and Management of the DIF District and Development Program**

The Town of Barnstable will use the DIF Advisory Committee (DAC), which will be responsible for the ongoing operation and management of the DIF District and Development Program, for the term of the Development Program, including periodic reporting to municipal and elected leaders.

The DAC, as of the adoption of this DIF District and Development Program, consists of the Town of Barnstable Director of Planning & Development, Town of Barnstable Finance Director, Town of Barnstable Assessor, Hyannis Main Street Business Improvement District (BID) representative, a member of the Town of Barnstable Comprehensive Financial Advisory Committee, and a Town of Barnstable Council Representative.

The responsibilities of the DAC for ongoing operation and management may include but are not limited to, activities such as administering or overseeing capital projects, administering/overseeing other economic development projects and any public/private partnerships, and ensuring that the annual Tax Increment and resulting DIF Revenues are correctly calculated and deposited into the funds and accounts established by the Development Program and IRDDP. The DAC will also ensure that all payment procedures conform to Town policies.

**Financial Plan**

This Financial Plan includes information required for both the Development Program and the IRDDP. This Financial Plan sets forth the expectations as of the time of the establishment of the DIF District and Development Program. The Development Program includes the costs of the public projects as described in Table 3.

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To support these projects, the Town of Barnstable will calculate and collect revenues from the Tax Increment and retain a percentage that will be deposited to the Development Program Fund as DIF Revenues.

Capital Plan

*Additional Sources of Capital*

It is anticipated that other sources of capital will be used, and the Town of Barnstable is actively seeking grants and other capital. Other sources of funds may include grants.

*Cost Estimates for the Development Program and Sources of Anticipated Capital*

**Table 4. Cost Estimates and Anticipated Sources of Capital**

| Line Item                    | Project Cost Estimate | Grant or Other Source | DIF Revenues "Pay as You Go" |
|------------------------------|-----------------------|-----------------------|------------------------------|
| Annual DIF Area Improvements | \$300,000             | X                     | X                            |

Statement of the Retention of Tax Increment as DIF Revenues

The share of Tax Increment revenues to be designated as DIF Revenues and deposited to the Development Program Fund each year are set forth in the table below, "Tax Increment Retained as DIF Revenues."

**Table 5: Tax Increment Retained as DIF Revenues**

| Years of DIF Term | First Fiscal Year Ending | Share |
|-------------------|--------------------------|-------|
| 1                 | 6/30/2025                | 50%   |
| 2                 | 6/30/2026                | 50%   |
| 3                 | 6/30/2027                | 50%   |
| 4                 | 6/30/2028                | 50%   |
| 5                 | 6/30/2029                | 50%   |
| 6                 | 6/30/2030                | 50%   |
| 7                 | 6/30/2031                | 50%   |
| 8                 | 6/30/2032                | 50%   |
| 9                 | 6/30/2033                | 50%   |
| 10                | 6/30/2034                | 50%   |
| 11                | 6/30/2035                | 25%   |
| 12                | 6/30/2036                | 25%   |
| 13                | 6/30/2037                | 25%   |
| 14                | 6/30/2038                | 25%   |
| 15                | 6/30/2039                | 25%   |
| 16                | 6/30/2040                | 25%   |
| 17                | 6/30/2041                | 25%   |
| 18                | 6/30/2042                | 25%   |
| 19                | 6/30/2043                | 25%   |
| 20                | 6/30/2044                | 25%   |
| 21                | 6/30/2045                | 25%   |
| 22                | 6/30/2046                | 25%   |
| 23                | 6/30/2047                | 25%   |
| 24                | 6/30/2048                | 25%   |
| 25                | 6/30/2049                | 25%   |

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Each year the Assessor will certify the amount of the Tax Increment to the Town of Barnstable. The DAC will calculate the amount of the DIF Revenues and oversee the deposit of the DIF Revenues to the Development Program Fund, as described below in "Tax Increment and DIF Revenue Flow of Funds."

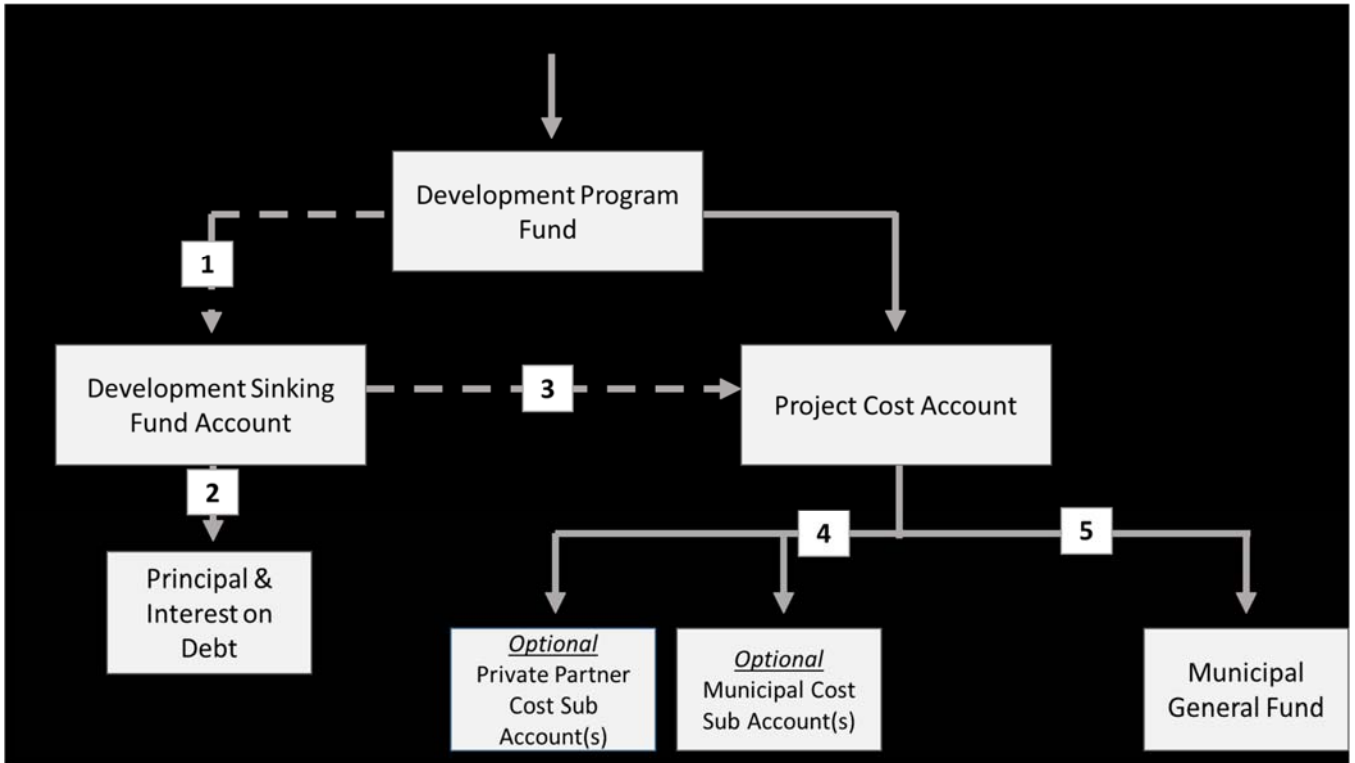
If the DAC estimates that DIF Revenues and other anticipated revenues will be insufficient, or if it determines that DIF Revenues are and will continue to be in excess of what is needed to fund the Development Program for its term, it will notify the municipality and, as needed, make a recommendation. The amount of DIF Revenues to be captured may be amended through the municipality's regular legislative processes by amending the Invested Revenue Development Program.

### Tax Increment and DIF Revenue Flow of Funds

The Financial Plan establishes a Development Program Fund, a Development Sinking Fund Account, and a Project Cost Account, as required by the DIF Statute. The priority of the deposit of DIF Revenues into the accounts is established by the DIF Statute and is shown in the graphic below.

Each fiscal year the Tax Increment will be calculated and, using the percentages, dollar value, or formula governing such increment to be captured for that year, as described in the Statement of the Retention of Tax Increment as DIF Revenues, the amount of DIF Revenues will be determined.

On an annual basis, the DIF Revenues shall be transferred from the General Fund to the Development Program Fund after collection. DIF Revenues shall be transferred to the Development Sinking Fund Account in an amount sufficient to meet the needs of that account for as long as debt using DIF Revenues is outstanding. DIF Revenues not needed for the Development Sinking Fund Account may be transferred to the Project Cost Account and used to pay direct project costs. With the exception of the annual transfer of DIF Revenues collected, all transfers to and from the Development Program Fund, the Development Sinking Fund Account, and the Project Cost Account will require a vote of the Honorable Municipal Council. The Honorable Municipal Council may vote to return to the General Fund any DIF Revenues in excess of the amount expected to be required to satisfy the obligations of the Development Program Fund and accounts.



### *Funds and Accounts Required by the DIF Statute*

#### Development Program Fund

The Development Fund will include (1) a Project Cost Account that is pledged to and charged with the payment of project costs that are outlined in the Financial Plan; and (2) in instances of indebtedness issued by the municipality to finance or refinance Project Costs, and to which DIF Revenues have been pledged as a source of repayment, a Development Sinking Fund Account.

DIF Revenues shall be deposited first to the Development Program Fund and then to the:

#### Development Sinking Fund Account

For as long as any municipal indebtedness to which DIF Revenues are pledged is outstanding, to the Development Sinking Fund Account in amounts sufficient to make payments in the amount of the pledge, on any such debt issued by the municipality to finance or refinance Project Costs, including the following: (ii) payment of the costs of providing or reimbursing any provider of any guarantee, letter of credit, policy of bond insurance or other credit enhancement device used to secure payment of debt service on any such indebtedness; and (iii) funding any required reserve fund, and otherwise to the:

#### Project Cost Account

The Project Cost Account that is pledged to and charged with the payment of project costs as outlined in the Financial Plan.

### *Optional Accounts to Facilitate Management and Payment*

The municipality may from time to time establish subaccounts within the Project Cost Account which may consist of (1) one or more Private Partner Cost Sub Accounts (the "Private Partner Cost Sub Accounts") pledged to and charged with payment of the costs of payments or reimbursement consistent with each approved public/private partnership agreement, if any, and (2) one or more Municipal Cost Sub Accounts (the "Municipal Cost Sub Accounts") pledged to and charged with the payment of the municipality's project costs. DIF Revenues transferred to the Project Cost Account will be transferred first to the Private Partner Cost Sub Accounts, if any, and then to the Municipal Cost Sub Accounts.

#### *Private Partner Cost Sub Accounts*

Should the municipality enter into any public/private partnership agreements in which DIF Revenues are made available through a contractual agreement with a private entity, in which that private entity undertakes the implementation of a project in this Development Program, a Private Partner Cost Sub Account will be established by that agreement. Amounts to be paid to the private entity under the agreement will be transferred into the Private Partner Cost Sub Account and payments to the private entity will be made from the Private Partner Cost Sub Account established by that agreement. The municipality's obligation to make a periodic payment under any agreement will only arise to the extent the municipality receives incremental real property tax revenue (the DIF Revenues) from properties in the Invested Revenue District. In any agreement, the municipality shall not obligate itself to make payments without receiving DIF Revenues. Furthermore, according to the terms of any such contracts, the municipality is not obligated to make payments if the private partner does not fulfill its obligations under the contract.

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### *Municipal Cost Sub Accounts*

Transfers to any Municipal Cost Sub Accounts will be made after the municipality makes contractual payments pursuant to any public/private partnership agreements. Expenditures for public facilities, improvements, and programs (i.e., any expenditures of DIF Revenues for purposes other than public/private partnership agreements) will be made by payments from the Municipal Cost Sub Accounts.

### *General Fund*

The municipality may return to the General Fund DIF Revenues in excess of the amount estimated to be required to satisfy the obligations of the Development Sinking Fund Account.

The municipality may make transfers between Development Program Fund accounts, provided that the transfers do not result in a balance in the Development Sinking Fund Account that is insufficient to cover the annual obligations of that account.

### Impact on Taxing Jurisdictions

The establishment of the DIF District and IRD, and the implementation of the Development Program and the IRDDP, will not have an impact on the taxing jurisdictions within the DIF District and the IRD.

### Estimates of Tax Revenues

These are estimates. Changes in tax rates, in uses of the properties including whether the properties are tax exempt, and in assessed values are also estimates. Actual tax revenues will be different.

#### *Assumptions used in these estimates:*

Final Original Assessed Values will be as of the Base Date, 1/1/23.

1. Tax rate for all taxable commercial property is 5.92 per \$1,000 of assessed value.
2. Tax rate for all taxable residential property is 6.65 per \$1,000 of assessed value.
3. Conservatively, tax rate remains constant.
4. New private investment generates New Assessed Value Growth of \$297.2 million over 25 years under a low-growth scenario to \$664.7 million under a high-growth scenario. These are estimates that cover 19 known projects as well as general projections of potential investment.
5. No interest or other earnings are assumed on balances in the Development Program accounts.

The table below presents estimated DIF Revenues.

**Table 6. Downtown Hyannis DIF District Expenses and Estimated Tax Revenues**

| FY Ending    | FY Expense           | New Growth Revenue to DIF | Low-Growth Scenario |                    |                     | High-Growth Scenario |                    |                     |
|--------------|----------------------|---------------------------|---------------------|--------------------|---------------------|----------------------|--------------------|---------------------|
|              |                      |                           | DIF Revenues        | Gap/ Excess        | To General Fund     | DIF Revenues         | Gap/ Excess        | To General Fund     |
| 6/30/2025    | \$0                  | 50%                       | \$0                 | \$0                | \$0                 | \$0                  | \$0                | \$0                 |
| 6/30/2026    | \$0                  | 50%                       | \$4,245             | \$4,245            | \$4,245             | \$4,245              | \$4,245            | \$4,245             |
| 6/30/2027    | (\$300,000)          | 50%                       | \$4,245             | (\$295,755)        | \$4,245             | \$4,245              | (\$295,755)        | \$4,245             |
| 6/30/2028    | (\$300,000)          | 50%                       | \$93,813            | (\$206,187)        | \$93,813            | \$93,813             | (\$206,187)        | \$93,813            |
| 6/30/2029    | (\$300,000)          | 50%                       | \$307,234           | \$7,234            | \$307,234           | \$307,234            | \$7,234            | \$307,234           |
| 6/30/2030    | (\$300,000)          | 50%                       | \$353,555           | \$53,555           | \$353,555           | \$430,106            | \$130,106          | \$430,106           |
| 6/30/2031    | (\$300,000)          | 50%                       | \$399,876           | \$99,876           | \$399,876           | \$552,978            | \$252,978          | \$552,978           |
| 6/30/2032    | (\$300,000)          | 50%                       | \$446,198           | \$146,198          | \$446,198           | \$675,850            | \$375,850          | \$675,850           |
| 6/30/2033    | (\$300,000)          | 50%                       | \$493,716           | \$193,716          | \$493,716           | \$799,919            | \$499,919          | \$799,919           |
| 6/30/2034    | (\$300,000)          | 50%                       | \$540,037           | \$240,037          | \$540,037           | \$922,791            | \$622,791          | \$922,791           |
| 6/30/2035    | (\$300,000)          | 25%                       | \$293,179           | (\$6,821)          | \$879,536           | \$522,832            | \$222,832          | \$1,568,495         |
| 6/30/2036    | (\$300,000)          | 25%                       | \$316,339           | \$16,339           | \$949,018           | \$584,267            | \$284,267          | \$1,752,802         |
| 6/30/2037    | (\$300,000)          | 25%                       | \$339,500           | \$39,500           | \$1,018,499         | \$645,703            | \$345,703          | \$1,937,110         |
| 6/30/2038    | (\$300,000)          | 25%                       | \$364,256           | \$64,256           | \$1,092,769         | \$708,735            | \$408,735          | \$2,126,206         |
| 6/30/2039    | (\$300,000)          | 25%                       | \$387,716           | \$87,716           | \$1,163,148         | \$770,471            | \$470,471          | \$2,311,412         |
| 6/30/2040    | (\$300,000)          | 25%                       | \$397,684           | \$97,684           | \$1,193,053         | \$802,359            | \$502,359          | \$2,407,077         |
| 6/30/2041    | (\$300,000)          | 25%                       | \$407,652           | \$107,652          | \$1,222,957         | \$834,248            | \$534,248          | \$2,502,743         |
| 6/30/2042    | (\$300,000)          | 25%                       | \$417,621           | \$117,621          | \$1,252,862         | \$866,136            | \$566,136          | \$2,598,409         |
| 6/30/2043    | (\$300,000)          | 25%                       | \$427,589           | \$127,589          | \$1,282,766         | \$898,025            | \$598,025          | \$2,694,074         |
| 6/30/2044    | (\$300,000)          | 25%                       | \$438,156           | \$138,156          | \$1,314,467         | \$930,512            | \$630,512          | \$2,791,535         |
| 6/30/2045    | (\$300,000)          | 25%                       | \$448,124           | \$148,124          | \$1,344,371         | \$962,400            | \$662,400          | \$2,887,201         |
| 6/30/2046    | (\$300,000)          | 25%                       | \$458,092           | \$158,092          | \$1,374,276         | \$994,289            | \$694,289          | \$2,982,866         |
| 6/30/2047    | (\$300,000)          | 25%                       | \$468,060           | \$168,060          | \$1,404,180         | \$1,026,177          | \$726,177          | \$3,078,532         |
| 6/30/2048    | (\$300,000)          | 25%                       | \$478,028           | \$178,028          | \$1,434,085         | \$1,058,066          | \$758,066          | \$3,174,197         |
| 6/30/2049    | (\$300,000)          | 25%                       | \$487,996           | \$187,996          | \$1,463,989         | \$1,089,954          | \$789,954          | \$3,269,863         |
| <b>Total</b> | <b>(\$6,900,000)</b> | <b>0%</b>                 | <b>\$8,772,912</b>  | <b>\$1,872,912</b> | <b>\$21,032,896</b> | <b>\$16,485,358</b>  | <b>\$9,585,358</b> | <b>\$41,873,706</b> |

Source: Camoin Associates



## Appendix A: Activities Authorized within a DIF District

According to the DIF Statute, a municipality may “acquire, construct, reconstruct, improve, preserve, alter, extend, operate, maintain or promote development intended to meet the objectives of the development program. In addition to the powers granted by any other law, for the purpose of carrying on a project as authorized by this chapter, a town may:” 17

“(1) incur indebtedness as hereinafter provided and pledge tax increments and other project revenues for repayment thereof;

(2) create a department, designate an existing department, board officer, agency, municipal housing or redevelopment authority of the Town or enter into a contractual agreement with a private entity to administer the activities authorized by this chapter;

(3) make and enter into all contracts and agreements necessary in order to carry out the development program;

(4) receive from the federal government or the commonwealth loans or grants for, or in aid of, a project and receive contributions from any other source to defray project costs;

(5) purchase or acquire by eminent domain pursuant to chapter 79 or chapter 80A, insofar as those laws may be applicable, and pursuant to all preliminary requirements prescribed by law, such property or interests therein within a district as the city or town may deem necessary in order to carry out the development program; provided, however, that any taking of property by eminent domain for any purpose for which the taking by the city or town could not be made in the absence of this chapter shall be authorized by a two-thirds vote as defined in section 1 of chapter 44;

(6) make relocation payments to persons, businesses or organizations that may be displaced as a result of carrying out the development program;

(7) clear and improve property acquired by it pursuant to the development program and construct public facilities thereon, or contract for the construction, development, redevelopment, rehabilitation, remodeling, alteration or repair of such property;

(8) cause parks, playgrounds or schools, water or sewer drainage facilities or any other public improvements that it is otherwise authorized to undertake, to be laid out, constructed or furnished in connection with the development program;

(9) lay out, construct, alter, relocate, change the grade of, make specific repairs upon or discontinue public ways and sidewalks in or adjacent to the development district;

(10) cause private ways, sidewalks, ways for vehicular travel and similar improvements to be constructed within the development district for the particular use of the development district or those dwelling or working therein;

**DRAFT**

(11) adopt ordinances or by-laws under section 5 of chapter 40A, or repeal or modify the ordinances or by-laws or establish exceptions to existing ordinances and by-laws, regulating the design, construction and use of buildings;

(12) sell, mortgage, lease as lessor, transfer or dispose of any property or interest therein acquired by it pursuant to the project plan for development, redevelopment or rehabilitation in accordance with the development program;

(13) invest project revenue as hereinafter provided; and

(14) do all things reasonably necessary or convenient to carry out the powers granted in this chapter.”<sup>18</sup>

The municipality will engage in some or all of these activities to further its goals for the DIF District. These are described in the Development Program.

<sup>18</sup> Ibid

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## Appendix B: Legislative Action

Items in this Appendix:

1. Form of the Notice of Public Hearing
2. Form of the Ordinance
3. Certification of Vote Executed

### **1. Form of the notice of public hearing:**

DRAFT

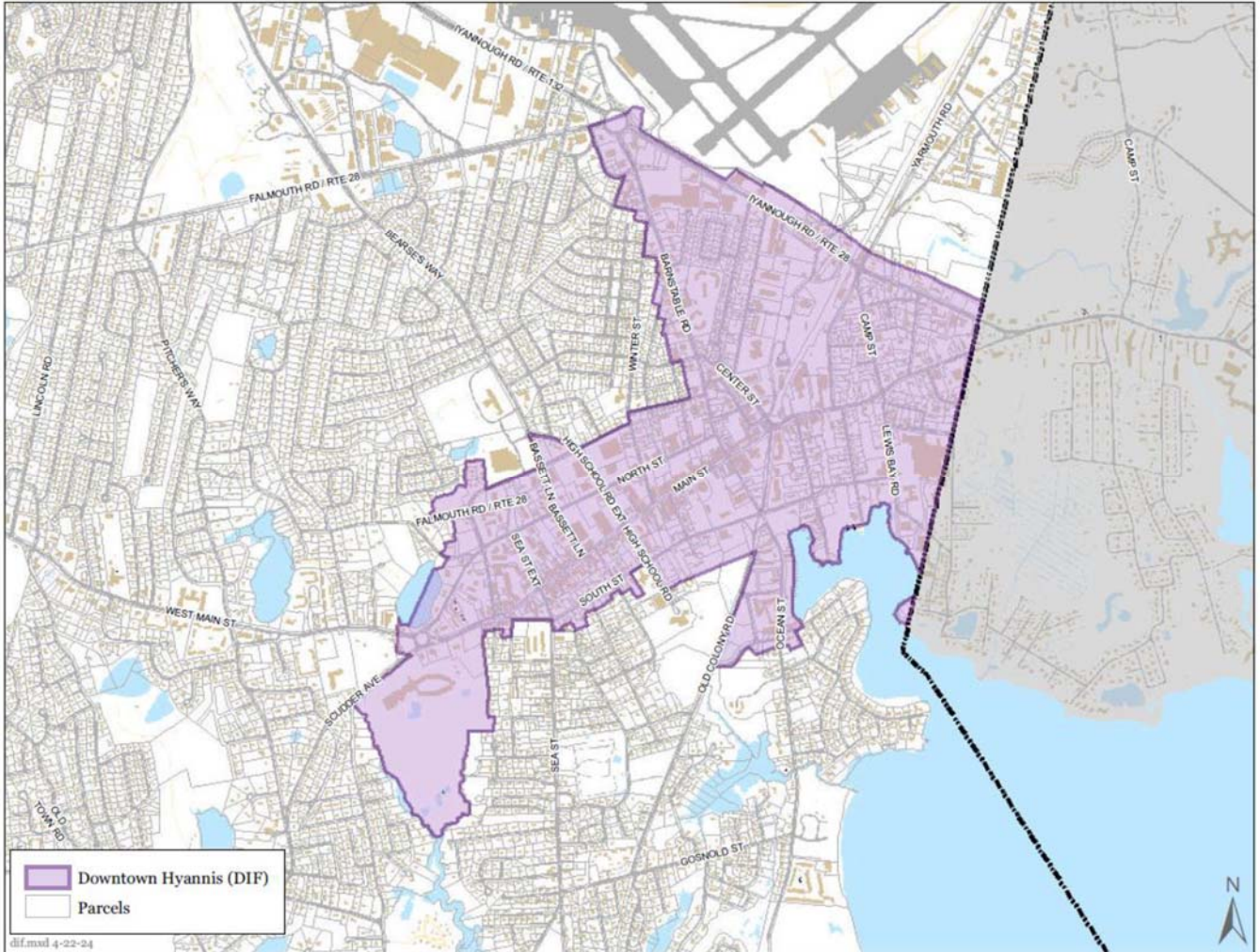
**2. Form of the legislative action taken by the Town of Barnstable:**

DRAFT

**3. Certificate of Vote Executed**

DRAFT

# Appendix C: Map of the Downtown Hyannis Development District and Parcel List



## List of Parcels in the DIF District

All parcels are within both the DIF District and the IRD, which are coterminous. The Downtown District comprises 850 parcels. A complete list is included as Attachment 1. Summary information is presented below. Values shown are as of January 1, 2024, the last date for which values are available.

**Table C1: DIF District and IRD Parcel Summary**

| <b>Use Category</b>       | <b># of<br/>Parcels</b> | <b>Acres</b>  | <b>Total<br/>Assessed Value</b> | <b>Taxable<br/>Assessed Value</b> |
|---------------------------|-------------------------|---------------|---------------------------------|-----------------------------------|
| Commercial                | 344                     | 277.44        | \$394,331,200                   | \$394,331,200                     |
| Industrial                | 3                       | 1.47          | \$5,082,000                     | \$5,082,000                       |
| Residential               | 310                     | 94.26         | \$175,256,700                   | \$175,256,700                     |
| Mixed-Use                 | 71                      | 22.29         | \$73,544,700                    | \$73,544,700                      |
| Public Service/Tax Exempt | 122                     | 578.18        | \$577,346,600                   | \$0                               |
| <b>Totals</b>             | <b>850</b>              | <b>973.64</b> | <b>\$1,225,561,200</b>          | <b>\$648,214,600</b>              |

## Appendix D: Assessor's Certifications

**Town of Barnstable**  
**Assessor's Certification of Acreage**  
**Downtown District Development District and Invested Revenue District**

Under the requirements of M.G.L. Chapter 40Q, §2, Development districts (a) the municipality must certify that all Development Districts, both existing and proposed, do not exceed 25% of the total area of the municipality.

I certify that the existing and proposed districts (DIF) do not exceed 25% of the Town's total area.

**DIF District Share of Total Acres in Municipality**

|  |           |
|--|-----------|
| Town of Barnstable, Total Acres            | 38,508.80 |
| Downtown Hyannis DIF District, Total Acres | 973.64    |
| Total DIF Districts Share of City Total    | 2.53%     |

**Source:** Town of Barnstable

\_\_\_\_\_  
NAME

Town Assessor

\_\_\_\_\_  
Date

Town of Barnstable, MA  
Town Hall  
367 Main Street  
Hyannis MA 02601



## Appendix F: Annual Timeline of Reporting of DIF Revenues

1. **January:** schedule building permit data collection with vendor
2. **February–April:** data collection
3. **May:** property valuation and DIF valuation generation; growth determination
4. **June:** growth report submitted to Massachusetts Department of Revenue (DOR) for approval; upon DOR approval, growth submitted to DIF Committee to review and determine recommendation for allocation amount
5. **July:** appropriate funds moved into the Development Sinking Fund Account

**Town of Barnstable**  
**DRAFT Assessor’s Certification Original Assessed Value**  
**Downtown Development District and Invested Revenue District**

Under the requirements of M.G.L. Chapter 40Q, §1, the assessor must certify the Original Assessed Value of an Invested Revenue District (IRD) as of the Base Date. The Base Date for the Downtown Development District and Invested Revenue Development District is January 1, 2024, which is the last assessment date prior to the adoption of the IRD, which is \_\_\_\_, 2024.

For the purposes of the estimates in this document, values as of January 1, 2024, have been used, as follows:

**DIF District and IRD Parcel Summary**

| <b>Use Category</b>       | <b># of<br/>Parcels</b> | <b>Acres</b>  | <b>Total<br/>Assessed Value</b> | <b>Taxable<br/>Assessed Value</b> |
|---------------------------|-------------------------|---------------|---------------------------------|-----------------------------------|
| Commercial                | 344                     | 277.44        | \$394,331,200                   | \$394,331,200                     |
| Industrial                | 3                       | 1.47          | \$5,082,000                     | \$5,082,000                       |
| Residential               | 310                     | 94.26         | \$175,256,700                   | \$175,256,700                     |
| Mixed-Use                 | 71                      | 22.29         | \$73,544,700                    | \$73,544,700                      |
| Public Service/Tax Exempt | 122                     | 578.18        | \$577,346,600                   | \$0                               |
| <b>Totals</b>             | <b>850</b>              | <b>973.64</b> | <b>\$1,225,561,200</b>          | <b>\$648,214,600</b>              |

\_\_\_\_\_  
NAME Date  
Town Assessor

Town of Barnstable, MA  
Town Hall  
367 Main Street  
Hyannis MA 02601

# Attachment 1: Complete Parcel List

Values are as of January 1, 2024, the last date for which values are available.

## Downtown Hyannis DIF District Complete Parcel List

|        |                           |                           |       |              |
|--------|---------------------------|---------------------------|-------|--------------|
| 289110 | 35 SCUDDER AVE            | Commercial                | 54.54 | \$17,095,400 |
| 290094 | 14 WEST MAIN STREET       | Commercial                | 0.30  | \$576,500    |
| 290095 | 0 NORTH STREET            | Commercial                | 0.15  | \$11,800     |
| 290096 | 426 NORTH STREET          | Commercial                | 0.49  | \$908,700    |
| 290098 | 765 MAIN STREET (HYANNIS) | Commercial                | 1.25  | \$2,592,300  |
| 290099 | 775 MAIN STREET (HYANNIS) | Commercial                | 0.46  | \$646,900    |
| 290112 | 20 SCUDDER AVENUE         | Commercial                | 1.33  | \$1,618,900  |
| 290149 | 0 NORTH STREET            | Commercial                | 0.05  | \$10,200     |
| 308003 | 720 MAIN STREET (HYANNIS) | Commercial                | 1.13  | \$401,700    |
| 308005 | 300 STEVENS STREET        | Commercial                | 0.34  | \$110,400    |
| 308006 | 294 STEVENS STREET        | Commercial                | 0.33  | \$109,800    |
| 308007 | 385 NORTH STREET          | Commercial                | 0.77  | \$743,500    |
| 308008 | 372 NORTH STREET          | Public Service/Tax Exempt | 1.10  | \$1,897,400  |
| 308009 | 340 NORTH STREET          | Commercial                | 0.10  | \$295,000    |
| 308010 | 340 NORTH STREET          | Commercial                | 0.01  | \$9,500      |
| 308011 | 340 NORTH STREET          | Commercial                | 0.10  | \$461,900    |
| 308017 | 268 STEVENS STREET        | Commercial                | 1.49  | \$620,300    |
| 308018 | 248 STEVENS STREET        | Commercial                | 0.60  | \$977,500    |
| 308020 | 32 PLEASANT HILL LANE     | Residential               | 3.34  | \$173,100    |
| 308022 | 6 PLEASANT HILL LANE      | Residential               | 0.25  | \$492,300    |
| 308023 | 232 STEVENS STREET        | Residential               | 0.03  | \$400        |
| 308024 | 167 STEVENS STREET        | Residential               | 0.22  | \$312,600    |
| 308029 | 296 NORTH STREET          | Public Service/Tax Exempt | 0.33  | \$880,100    |
| 308033 | 278 MITCHELL LANE         | Residential               | 0.29  | \$568,200    |
| 308034 | 161 STEVENS STREET        | Residential               | 0.36  | \$137,300    |

|        |                           |                           |      |             |
|--------|---------------------------|---------------------------|------|-------------|
| 308035 | 278 NORTH STREET          | Commercial                | 0.58 | \$223,100   |
| 308036 | 270 NORTH STREET          | Commercial                | 0.42 | \$163,700   |
| 308037 | 258 NORTH STREET          | Commercial                | 1.30 | \$2,359,300 |
| 308039 | 228 NORTH STREET          | Commercial                | 0.64 | \$801,000   |
| 308040 | 81 BASSETT LANE           | Commercial                | 0.32 | \$467,100   |
| 308041 | 89 BASSETT LANE           | Commercial                | 0.21 | \$354,300   |
| 308042 | 91 BASSETT LANE           | Commercial                | 0.47 | \$244,000   |
| 308043 | 97 BASSETT LANE           | Residential               | 0.21 | \$323,800   |
| 308045 | 309 STEVENS STREET        | Commercial                | 0.45 | \$964,500   |
| 308046 | 325 STEVENS STREET        | Industrial                | 0.42 | \$727,300   |
| 308047 | 674 MAIN STREET (HYANNIS) | Commercial                | 0.43 | \$1,420,400 |
| 308049 | 662 MAIN STREET (HYANNIS) | Commercial                | 3.17 | \$8,615,600 |
| 308053 | 640 MAIN STREET (HYANNIS) | Mixed-Use                 | 0.58 | \$1,514,300 |
| 308054 | 17 SEA STREET EXT         | Residential               | 0.32 | \$520,500   |
| 308056 | 55 SEA STREET EXT         | Commercial                | 0.30 | \$433,300   |
| 308057 | 54 SEA STREET EXT         | Public Service/Tax Exempt | 2.06 | \$4,543,100 |
| 308062 | 620 MAIN STREET (HYANNIS) | Commercial                | 0.32 | \$1,005,600 |
| 308063 | 616 MAIN STREET (HYANNIS) | Commercial                | 0.20 | \$535,900   |
| 308065 | 3 BACON TERRACE           | Residential               | 0.07 | \$273,600   |
| 308066 | 606 MAIN STREET (HYANNIS) | Mixed-Use                 | 0.29 | \$1,721,200 |
| 308067 | 600 MAIN STREET (HYANNIS) | Mixed-Use                 | 0.30 | \$828,400   |
| 308068 | 586 MAIN STREET (HYANNIS) | Commercial                | 0.23 | \$802,000   |
| 308071 | 55 BASSETT LANE           | Commercial                | 0.69 | \$1,364,500 |
| 308072 | 249 NORTH STREET          | Public Service/Tax Exempt | 1.52 | \$687,800   |
| 308075 | 181 NORTH STREET          | Commercial                | 3.79 | \$6,770,500 |
| 308076 | 35 HIGH SCHOOL ROAD EXT   | Commercial                | 0.15 | \$418,500   |
| 308077 | 486 MAIN STREET (HYANNIS) | Public Service/Tax Exempt | 1.28 | \$2,400,000 |
| 308078 | 474 MAIN STREET (HYANNIS) | Mixed-Use                 | 0.23 | \$1,002,600 |
| 308079 | 427 MAIN STREET (HYANNIS) | Public Service/Tax Exempt | 0.57 | \$3,252,400 |
| 308080 | 441 MAIN STREET (HYANNIS) | Commercial                | 0.15 | \$617,000   |

|        |                              |                              |      |             |
|--------|------------------------------|------------------------------|------|-------------|
| 308082 | 453 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.30 | \$1,602,900 |
| 308083 | 459 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.33 | \$758,800   |
| 308084 | 473 MAIN STREET<br>(HYANNIS) | Commercial                   | 1.98 | \$6,038,600 |
| 308085 | 310 SOUTH STREET             | Commercial                   | 0.48 | \$600,700   |
| 308086 | 306 SOUTH STREET             | Residential                  | 0.52 | \$624,400   |
| 308087 | 286 SOUTH STREET             | Commercial                   | 0.25 | \$629,600   |
| 308088 | 274 SOUTH STREET             | Residential                  | 0.16 | \$628,300   |
| 308089 | 39 PEARL STREET              | Residential                  | 0.38 | \$372,400   |
| 308090 | 31 PEARL STREET              | Public Service/Tax<br>Exempt | 0.33 | \$192,100   |
| 308091 | 493 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.08 | \$539,200   |
| 308092 | 497 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.20 | \$770,800   |
| 308093 | 505 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.35 | \$887,500   |
| 308094 | 517 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.07 | \$385,400   |
| 308095 | 519 MAIN STREET<br>(HYANNIS) | Residential                  | 0.27 | \$1,039,000 |
| 308096 | 521 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.22 | \$632,200   |
| 308097 | 30 PINE AVENUE               | Public Service/Tax<br>Exempt | 0.57 | \$1,296,500 |
| 308099 | 356 SOUTH STREET             | Mixed-Use                    | 0.27 | \$616,300   |
| 308100 | 348 SOUTH STREET             | Residential                  | 0.66 | \$760,500   |
| 308101 | 336 SOUTH STREET             | Commercial                   | 0.57 | \$650,200   |
| 308103 | 547 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.08 | \$360,100   |
| 308104 | 555 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.14 | \$516,900   |
| 308105 | 557 MAIN STREET<br>(HYANNIS) | Residential                  | 0.24 | \$1,179,300 |
| 308113 | 577 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.30 | \$826,300   |
| 308114 | 583 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.35 | \$320,300   |
| 308115 | 585 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.18 | \$776,300   |
| 308116 | 595 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.41 | \$1,461,800 |
| 308117 | 597 MAIN STREET<br>(HYANNIS) | Residential                  | 0.23 | \$476,900   |
| 308118 | 599 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.33 | \$1,476,800 |
| 308119 | 605 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.16 | \$795,700   |
| 308121 | 20 SEA STREET                | Mixed-Use                    | 0.18 | \$573,800   |
| 308122 | 450 SOUTH STREET             | Commercial                   | 0.62 | \$981,300   |
| 308123 | 438 SOUTH STREET             | Residential                  | 0.35 | \$707,100   |

|        |                              |                              |      |             |
|--------|------------------------------|------------------------------|------|-------------|
| 308124 | 428 SOUTH STREET             | Public Service/Tax<br>Exempt | 0.22 | \$574,200   |
| 308125 | 420 SOUTH STREET             | Commercial                   | 0.24 | \$298,000   |
| 308126 | 414 SOUTH STREET             | Commercial                   | 0.31 | \$487,400   |
| 308128 | 394 SOUTH STREET             | Residential                  | 0.65 | \$841,900   |
| 308129 | 380 SOUTH STREET             | Residential                  | 0.22 | \$522,000   |
| 308130 | 541 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.54 | \$993,100   |
| 308132 | 641 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.17 | \$612,100   |
| 308133 | 645 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.14 | \$713,400   |
| 308134 | 649 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.10 | \$407,700   |
| 308135 | 655 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.15 | \$189,800   |
| 308136 | 659 MAIN STREET<br>(HYANNIS) | Public Service/Tax<br>Exempt | 0.18 | \$193,000   |
| 308137 | 667 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.10 | \$615,500   |
| 308138 | 675 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.04 | \$393,600   |
| 308140 | 684 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.09 | \$551,000   |
| 308141 | 488 SOUTH STREET             | Commercial                   | 0.43 | \$1,076,000 |
| 308142 | 478 SOUTH STREET             | Commercial                   | 0.42 | \$658,700   |
| 308143 | 725 MAIN STREET<br>(HYANNIS) | Public Service/Tax<br>Exempt | 1.30 | \$4,300     |
| 308144 | 749 MAIN STREET<br>(HYANNIS) | Commercial                   | 3.18 | \$1,991,300 |
| 308145 | 707 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.13 | \$329,800   |
| 308151 | 701 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.13 | \$373,000   |
| 308152 | 705 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.10 | \$281,800   |
| 308153 | 539 SOUTH STREET             | Mixed-Use                    | 0.09 | \$555,200   |
| 308162 | 525 SOUTH STREET             | Mixed-Use                    | 0.20 | \$1,581,900 |
| 308164 | 535 SOUTH STREET             | Mixed-Use                    | 0.08 | \$540,800   |
| 308193 | 429 SOUTH STREET             | Commercial                   | 0.50 | \$628,700   |
| 308194 | 439 SOUTH STREET             | Residential                  | 0.26 | \$505,700   |
| 308195 | 445 SOUTH STREET             | Residential                  | 0.63 | \$918,700   |
| 308196 | 451 SOUTH STREET             | Residential                  | 0.17 | \$505,800   |
| 308197 | 459 SOUTH STREET             | Residential                  | 0.16 | \$193,700   |
| 308198 | 50 SEA STREET                | Commercial                   | 0.25 | \$484,700   |
| 308218 | 379 SOUTH STREET             | Residential                  | 0.26 | \$1,010,800 |
| 308219 | 391 SOUTH STREET             | Residential                  | 0.27 | \$660,200   |
| 308220 | 395 SOUTH STREET             | Residential                  | 0.26 | \$350,300   |
| 308221 | 405 SOUTH STREET             | Commercial                   | 0.28 | \$393,800   |
| 308234 | 299 SOUTH STREET             | Public Service/Tax<br>Exempt | 0.61 | \$236,300   |
| 308235 | 309 SOUTH STREET             | Public Service/Tax<br>Exempt | 0.96 | \$1,394,800 |

|        |                           |                           |      |              |
|--------|---------------------------|---------------------------|------|--------------|
| 308236 | 323 SOUTH STREET          | Residential               | 0.26 | \$482,100    |
| 308237 | 82 HIGH SCHOOL ROAD       | Residential               | 0.36 | \$496,600    |
| 308238 | 92 HIGH SCHOOL ROAD       | Residential               | 0.28 | \$677,200    |
| 308239 | 0 HIGH SCHOOL ROAD        | Public Service/Tax Exempt | 0.05 | \$9,100      |
| 308248 | 357 SOUTH STREET          | Public Service/Tax Exempt | 0.71 | \$1,002,900  |
| 308249 | 369 SOUTH STREET          | Residential               | 0.41 | \$857,700    |
| 308254 | 46 MITCHELL'S WAY         | Commercial                | 0.45 | \$348,500    |
| 308256 | 70 HIGH SCHOOL ROAD       | Residential               | 0.25 | \$461,600    |
| 308258 | 223 STEVENS STREET        | Mixed-Use                 | 3.86 | \$13,814,300 |
| 308259 | 17 HIGH SCHOOL ROAD       | Mixed-Use                 | 0.35 | \$413,700    |
| 308260 | 11 HIGH SCHOOL ROAD       | Residential               | 0.11 | \$408,600    |
| 308269 | 529 MAIN STREET (HYANNIS) | Public Service/Tax Exempt | 0.54 | \$1,098,400  |
| 308271 | 29 BASSETT LANE           | Commercial                | 0.53 | \$1,983,000  |
| 308272 | 65 SEA STREET EXT         | Commercial                | 0.23 | \$468,100    |
| 308274 | 353 STEVENS STREET        | Public Service/Tax Exempt | 0.20 | \$623,300    |
| 308275 | 33 PINE AVENUE            | Residential               | 0.22 | \$456,100    |
| 308276 | 568 MAIN STREET (HYANNIS) | Mixed-Use                 | 0.15 | \$764,000    |
| 308277 | 574 MAIN STREET (HYANNIS) | Mixed-Use                 | 0.14 | \$673,300    |
| 308278 | 572 MAIN STREET (HYANNIS) | Mixed-Use                 | 0.25 | \$567,900    |
| 308279 | 712 MAIN STREET (HYANNIS) | Commercial                | 0.25 | \$646,000    |
| 308280 | 434 SOUTH STREET          | Residential               | 0.28 | \$105,000    |
| 308282 | 407 NORTH STREET          | Commercial                | 0.71 | \$1,747,700  |
| 308285 | 402 SOUTH STREET          | Residential               | 0.46 | \$739,900    |
| 309001 | 200 STEVENS STREET        | Public Service/Tax Exempt | 2.41 | \$4,108,300  |
| 309013 | 63 LOUIS STREET           | Residential               | 0.19 | \$353,300    |
| 309184 | 92 WINTER STREET          | Residential               | 0.24 | \$442,900    |
| 309185 | 96 WINTER STREET          | Residential               | 0.30 | \$518,600    |
| 309186 | 80 WINTER STREET          | Residential               | 0.32 | \$590,400    |
| 309187 | 84 WINTER STREET          | Residential               | 0.17 | \$360,300    |
| 309188 | 72 WINTER STREET          | Residential               | 0.17 | \$578,100    |
| 309191 | 88 NORTH STREET           | Public Service/Tax Exempt | 0.87 | \$926,400    |
| 309192 | 78 NORTH STREET           | Commercial                | 0.16 | \$793,800    |
| 309194 | 60 NORTH STREET           | Commercial                | 0.36 | \$804,200    |
| 309196 | 40 NORTH STREET           | Commercial                | 0.17 | \$754,400    |

|        |                           |                           |      |              |
|--------|---------------------------|---------------------------|------|--------------|
| 309197 | 15 WASHINGTON STREET      | Commercial                | 0.24 | \$203,500    |
| 309198 | 23 WASHINGTON STREET      | Residential               | 0.19 | \$402,200    |
| 309199 | 35 WASHINGTON STREET      | Residential               | 0.18 | \$126,700    |
| 309200 | 35 LOUIS STREET           | Residential               | 0.11 | \$624,400    |
| 309201 | 39 LOUIS STREET           | Residential               | 0.12 | \$403,100    |
| 309202 | 51 LOUIS STREET           | Residential               | 0.11 | \$388,600    |
| 309203 | 55 LOUIS STREET           | Residential               | 0.11 | \$445,200    |
| 309204 | 59 LOUIS STREET           | Residential               | 0.11 | \$449,600    |
| 309205 | 63 LOUIS STREET           | Residential               | 0.12 | \$394,800    |
| 309206 | 63 LOUIS STREET           | Residential               | 0.08 | \$278,600    |
| 309207 | 65 LOUIS STREET           | Residential               | 0.08 | \$292,200    |
| 309208 | 65 LOUIS STREET           | Residential               | 0.09 | \$318,200    |
| 309209 | 81 LOUIS STREET           | Residential               | 0.24 | \$445,300    |
| 309210 | 91 LOUIS STREET           | Residential               | 0.28 | \$937,800    |
| 309212 | 130 NORTH STREET          | Commercial                | 2.20 | \$6,326,400  |
| 309213 | 112 NORTH STREET          | Public Service/Tax Exempt | 0.51 | \$1,865,600  |
| 309215 | 67 WINTER STREET          | Commercial                | 0.47 | \$241,100    |
| 309216 | 77 WINTER STREET          | Public Service/Tax Exempt | 0.27 | \$752,300    |
| 309217 | 87 WINTER STREET          | Public Service/Tax Exempt | 0.14 | \$362,100    |
| 309218 | 420 MAIN STREET (HYANNIS) | Commercial                | 0.55 | \$1,506,600  |
| 309219 | 430 MAIN STREET (HYANNIS) | Commercial                | 0.56 | \$1,910,300  |
| 309220 | 448 MAIN STREET (HYANNIS) | Mixed-Use                 | 0.08 | \$453,300    |
| 309221 | 412 MAIN STREET (HYANNIS) | Commercial                | 0.14 | \$1,034,100  |
| 309223 | 442 MAIN STREET (HYANNIS) | Commercial                | 0.81 | \$2,814,300  |
| 309224 | 35 WINTER STREET          | Commercial                | 0.32 | \$1,861,300  |
| 309225 | 460 MAIN STREET (HYANNIS) | Commercial                | 1.71 | \$4,114,000  |
| 309227 | 176 NORTH STREET          | Commercial                | 0.92 | \$3,319,500  |
| 309230 | 95 HIGH SCHOOL ROAD EXT   | Public Service/Tax Exempt | 3.17 | \$11,419,600 |
| 309231 | 94 STEVENS STREET         | Public Service/Tax Exempt | 1.04 | \$1,470,500  |
| 309232 | 160 BASSETT LANE          | Public Service/Tax Exempt | 1.00 | \$970,800    |
| 309234 | 106 BASSETT LANE          | Commercial                | 0.95 | \$1,729,400  |
| 309235 | 84 BASSETT LANE           | Residential               | 0.48 | \$140,800    |
| 309236 | 105 BASSETT LANE          | Commercial                | 0.25 | \$195,700    |
| 309237 | 141 STEVENS STREET        | Commercial                | 1.24 | \$2,380,700  |



|        |                         |                           |      |             |
|--------|-------------------------|---------------------------|------|-------------|
| 309240 | 157 STEVENS STREET      | Residential               | 0.18 | \$126,700   |
| 309260 | 184 NORTH STREET        | Commercial                | 0.70 | \$1,334,000 |
| 309262 | 45 LOUIS STREET         | Residential               | 0.11 | \$385,400   |
| 309265 | 90 HIGH SCHOOL ROAD EXT | Commercial                | 3.32 | \$5,608,800 |
| 310119 | 375 BARNSTABLE ROAD     | Commercial                | 0.31 | \$928,600   |
| 310120 | 363 BARNSTABLE ROAD     | Commercial                | 0.68 | \$880,900   |
| 310138 | 323 BARNSTABLE ROAD     | Commercial                | 0.39 | \$402,000   |
| 310139 | 20 BAXTER ROAD          | Commercial                | 0.21 | \$301,000   |
| 310140 | 333 BARNSTABLE ROAD     | Commercial                | 0.38 | \$789,700   |
| 310141 | 339 BARNSTABLE ROAD     | Mixed-Use                 | 0.19 | \$501,400   |
| 310142 | 314 BARNSTABLE ROAD     | Commercial                | 0.60 | \$1,164,600 |
| 310143 | 310 BARNSTABLE ROAD     | Residential               | 1.60 | \$1,508,200 |
| 310144 | 300 BARNSTABLE ROAD     | Commercial                | 0.53 | \$794,000   |
| 310145 | 250 BARNSTABLE ROAD     | Commercial                | 0.25 | \$507,600   |
| 310146 | 55 KINGS WAY            | Residential               | 0.16 | \$386,200   |
| 310147 | 61 KINGS WAY            | Residential               | 0.17 | \$271,500   |
| 310148 | 73 KINGS WAY            | Residential               | 0.19 | \$285,500   |
| 310150 | 163 BARNSTABLE ROAD     | Commercial                | 0.79 | \$740,200   |
| 310151 | 179 BARNSTABLE ROAD     | Commercial                | 0.40 | \$412,000   |
| 310152 | 181 BARNSTABLE ROAD     | Residential               | 0.20 | \$397,200   |
| 310153 | 183 BARNSTABLE ROAD     | Residential               | 0.13 | \$399,500   |
| 310154 | 187 BARNSTABLE ROAD     | Residential               | 0.18 | \$126,700   |
| 310156 | 197 BARNSTABLE ROAD     | Commercial                | 0.20 | \$562,800   |
| 310158 | 223 BARNSTABLE ROAD     | Commercial                | 0.26 | \$477,700   |
| 310168 | 139 GROVE STREET        | Residential               | 0.50 | \$141,400   |
| 310170 | 235 BARNSTABLE ROAD     | Commercial                | 0.74 | \$2,008,300 |
| 310171 | 259 BARNSTABLE ROAD     | Public Service/Tax Exempt | 0.13 | \$165,000   |
| 310172 | 269 BARNSTABLE ROAD     | Commercial                | 0.37 | \$465,900   |
| 310174 | 291 BARNSTABLE ROAD     | Commercial                | 0.88 | \$1,367,000 |
| 310289 | 191 BARNSTABLE ROAD     | Residential               | 0.18 | \$126,700   |

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|--------|---------------------------|---------------------------|------|-------------|
| 310331 | 199 BARNSTABLE ROAD       | Commercial                | 0.68 | \$542,000   |
| 310332 | 114 GROVE STREET          | Residential               | 0.17 | \$62,800    |
| 310380 | 264 BARNSTABLE ROAD       | Commercial                | 0.29 | \$566,800   |
| 310381 | 319 BARNSTABLE ROAD       | Commercial                | 0.19 | \$288,800   |
| 310382 | 185 BARNSTABLE ROAD       | Residential               | 0.15 | \$341,500   |
| 311025 | 500 IYANNOUGH ROAD/RTE 28 | Commercial                | 5.50 | \$3,832,900 |
| 311026 | 378 BARNSTABLE ROAD       | Commercial                | 0.37 | \$1,017,000 |
| 311027 | 467 IYANNOUGH ROAD/RTE 28 | Commercial                | 1.30 | \$3,167,600 |
| 311028 | 491 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.36 | \$766,200   |
| 311029 | 499 IYANNOUGH ROAD/RTE 28 | Public Service/Tax Exempt | 0.36 | \$508,000   |
| 311032 | 395 BARNSTABLE ROAD       | Commercial                | 0.46 | \$854,600   |
| 311033 | 411 BARNSTABLE ROAD       | Commercial                | 1.47 | \$4,581,900 |
| 311036 | 28 BEARSE ROAD            | Commercial                | 0.23 | \$190,700   |
| 311037 | 20 BEARSE ROAD            | Commercial                | 0.12 | \$229,500   |
| 311038 | 4 BEARSE ROAD             | Residential               | 0.18 | \$312,300   |
| 311081 | 451 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.46 | \$1,613,600 |
| 311082 | 451 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.32 | \$462,100   |
| 325027 | 247 OCEAN STREET          | Commercial                | 0.47 | \$536,700   |
| 325028 | 23 NANTUCKET STREET       | Commercial                | 0.19 | \$433,200   |
| 325029 | 27 NANTUCKET STREET       | Residential               | 0.16 | \$394,300   |
| 325030 | 37 NANTUCKET STREET       | Commercial                | 0.01 | \$22,700    |
| 326004 | 225 SOUTH STREET          | Public Service/Tax Exempt | 2.15 | \$1,911,400 |
| 326005 | 243 SOUTH STREET          | Commercial                | 0.53 | \$512,800   |
| 326006 | 251 SOUTH STREET          | Residential               | 0.23 | \$667,800   |
| 326007 | 261 SOUTH STREET          | Public Service/Tax Exempt | 0.38 | \$862,500   |
| 326008 | 80 PEARL STREET           | Residential               | 0.94 | \$673,300   |
| 326010 | 75 PEARL STREET           | Residential               | 0.20 | \$628,600   |
| 326011 | 289 SOUTH STREET          | Residential               | 1.15 | \$626,400   |
| 326012 | 118 HIGH SCHOOL ROAD      | Public Service/Tax Exempt | 0.90 | \$1,493,500 |
| 326013 | 401 MAIN STREET (HYANNIS) | Public Service/Tax Exempt | 0.75 | \$1,731,300 |
| 326014 | 415 MAIN STREET (HYANNIS) | Commercial                | 0.34 | \$2,034,800 |

|              |                              |                              |      |              |
|--------------|------------------------------|------------------------------|------|--------------|
| 326015       | 20 PEARL STREET              | Public Service/Tax<br>Exempt | 0.33 | \$653,000    |
| 326017       | 32 PEARL STREET              | Residential                  | 0.10 | \$311,900    |
| 326018       | 38 PEARL STREET              | Mixed-Use                    | 0.18 | \$443,000    |
| 326019       | 46 PEARL STREET              | Public Service/Tax<br>Exempt | 0.15 | \$559,400    |
| 326020       | 50 PEARL STREET              | Public Service/Tax<br>Exempt | 0.21 | \$480,900    |
| <b>DRAFT</b> |                              |                              |      |              |
| 326021       | 367 MAIN STREET<br>(HYANNIS) | Public Service/Tax<br>Exempt | 5.01 | \$10,341,500 |
| 326025       | 49 OCEAN STREET              | Industrial                   | 0.75 | \$4,155,600  |
| 326027       | 500 OLD COLONY<br>ROAD       | Public Service/Tax<br>Exempt | 2.26 | \$5,890,900  |
| 326028       | 132 SOUTH STREET             | Residential                  | 0.49 | \$1,180,300  |
| 326029       | 93 PLEASANT<br>STREET        | Public Service/Tax<br>Exempt | 0.32 | \$701,100    |
| 326030       | 60 NANTUCKET<br>STREET       | Commercial                   | 0.98 | \$805,900    |
| 326031       | 85 BAY STREET                | Commercial                   | 1.70 | \$522,800    |
| 326032       | 65 BAY STREET                | Commercial                   | 1.07 | \$909,100    |
| 326033       | 24 NANTUCKET<br>STREET       | Commercial                   | 0.18 | \$443,300    |
| 326034       | 235 OCEAN<br>STREET          | Commercial                   | 0.21 | \$947,800    |
| 326036       | 45 BOND COURT                | Commercial                   | 0.76 | \$635,600    |
| 326037       | 175 OCEAN<br>STREET          | Commercial                   | 0.53 | \$617,500    |
| 326038       | 165 OCEAN<br>STREET          | Commercial                   | 0.85 | \$1,271,500  |
| 326039       | 159 OCEAN<br>STREET          | Mixed-Use                    | 0.16 | \$657,200    |
| 326042       | 149 OCEAN<br>STREET          | Commercial                   | 0.77 | \$1,808,500  |
| 326043       | 131 OCEAN<br>STREET          | Commercial                   | 1.13 | \$2,569,700  |
| 326045       | 111 OCEAN<br>STREET          | Public Service/Tax<br>Exempt | 0.45 | \$1,337,300  |
| 326046       | 101 OCEAN<br>STREET          | Residential                  | 0.46 | \$781,400    |
| 326050       | 177 PLEASANT<br>STREET       | Commercial                   | 0.45 | \$2,420,500  |
| 326051       | 167 PLEASANT<br>STREET       | Commercial                   | 0.11 | \$282,800    |
| 326052       | 157 PLEASANT<br>STREET       | Commercial                   | 0.37 | \$1,081,700  |
| 326053       | 149 PLEASANT<br>STREET       | Mixed-Use                    | 0.26 | \$1,070,700  |
| 326054       | 145 PLEASANT<br>STREET       | Residential                  | 0.10 | \$319,000    |
| 326055       | 137 PLEASANT<br>STREET       | Mixed-Use                    | 0.17 | \$1,061,000  |

|        |                            |                           |      |             |
|--------|----------------------------|---------------------------|------|-------------|
| 326056 | 133 PLEASANT STREET        | Mixed-Use                 | 0.25 | \$1,148,600 |
| 326058 | 115 PLEASANT STREET        | Public Service/Tax Exempt | 0.35 | \$303,700   |
| 326059 | 105 PLEASANT STREET        | Commercial                | 0.26 | \$687,000   |
| 326060 | 121 SOUTH STREET           | Residential               | 0.27 | \$834,500   |
| 326061 | 135 SOUTH STREET           | Public Service/Tax Exempt | 2.91 | \$1,484,700 |
| 326065 | 120 OCEAN STREET           | Commercial                | 0.72 | \$1,425,900 |
| 326066 | 134 OCEAN STREET           | Commercial                | 0.13 | \$364,400   |
| 326067 | 138 OCEAN STREET           | Commercial                | 0.17 | \$1,439,100 |
| 326068 | 180 OCEAN STREET           | Public Service/Tax Exempt | 1.00 | \$1,364,500 |
| 326069 | 230 OCEAN STREET           | Commercial                | 0.17 | \$1,368,900 |
| 326070 | 220 OCEAN STREET           | Commercial                | 0.61 | \$2,012,000 |
| 326107 | 242 OCEAN STREET           | Residential               | 0.87 | \$1,321,300 |
| 326108 | 130 LEWIS BAY ROAD         | Residential               | 0.27 | \$595,200   |
| 326112 | 0 YARMOUTH-BARN. TOWN LINE | Commercial                | 0.75 | \$1,958,400 |
| 326113 | 1 WILLOW STREET (HYANNIS)  | Commercial                | 0.54 | \$1,442,900 |
| 326114 | 7 WILLOW STREET (HYANNIS)  | Commercial                | 0.12 | \$49,500    |
| 326115 | 162 LEWIS BAY ROAD         | Commercial                | 0.41 | \$178,100   |
| 326116 | 146 LEWIS BAY ROAD         | Commercial                | 0.76 | \$983,400   |
| 326118 | 147 LEWIS BAY ROAD         | Public Service/Tax Exempt | 0.62 | \$679,500   |
| 326119 | 1 SOUTH STREET             | Commercial                | 1.29 | \$4,169,400 |
| 326120 | 25 SOUTH STREET            | Residential               | 0.65 | \$1,811,300 |
| 326121 | 110 SCHOOL STREET          | Commercial                | 0.77 | \$958,400   |
| 326125 | 115 SCHOOL STREET          | Commercial                | 0.57 | \$355,000   |
| 326126 | 77 SOUTH STREET            | Residential               | 0.26 | \$869,200   |
| 326127 | 91 SOUTH STREET            | Public Service/Tax Exempt | 0.16 | \$276,100   |
| 326128 | 102 PLEASANT STREET        | Mixed-Use                 | 0.38 | \$533,800   |
| 326129 | 124 PLEASANT STREET        | Commercial                | 0.60 | \$624,300   |
| 326130 | 71 SOUTH STREET            | Public Service/Tax Exempt | 4.60 | \$3,354,400 |

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|--------|----------------------------|---------------------------|------|-------------|
| 326131 | 182 PLEASANT STREET        | Public Service/Tax Exempt | 0.18 | \$680,200   |
| 326132 | 21 RAILWAY BLUFFS          | Commercial                | 0.33 | \$768,100   |
| 326134 | 123 SCHOOL STREET          | Public Service/Tax Exempt | 0.12 | \$185,800   |
| 326136 | 22 NANTUCKET STREET        | Commercial                | 0.13 | \$416,100   |
| 326138 | 397 MAIN STREET (HYANNIS)  | Public Service/Tax Exempt | 3.41 | \$2,857,000 |
| 326142 | 11 WILLOW STREET (HYANNIS) | Commercial                | 0.49 | \$1,752,400 |
| 326146 | 190 PLEASANT STREET        | Public Service/Tax Exempt | 0.01 | \$687,600   |
| 327001 | 376 MAIN STREET (HYANNIS)  | Commercial                | 0.89 | \$1,714,600 |
| 327002 | 366 MAIN STREET (HYANNIS)  | Commercial                | 0.39 | \$1,124,200 |
| 327003 | 362 MAIN STREET (HYANNIS)  | Commercial                | 0.15 | \$520,500   |
| 327004 | 356 MAIN STREET (HYANNIS)  | Commercial                | 0.20 | \$1,706,800 |
| 327005 | 354 MAIN STREET (HYANNIS)  | Commercial                | 0.17 | \$1,465,500 |
| 327007 | 15 BARNSTABLE ROAD         | Commercial                | 0.02 | \$199,300   |
| 327010 | 16 NORTH STREET            | Commercial                | 1.72 | \$3,877,200 |
| 327012 | 8 NORTH STREET             | Residential               | 0.12 | \$331,500   |
| 327013 | 37 BARNSTABLE ROAD         | Commercial                | 0.13 | \$263,800   |
| 327014 | 45 BARNSTABLE ROAD         | Commercial                | 0.18 | \$243,800   |
| 327015 | 51 BARNSTABLE ROAD         | Commercial                | 0.07 | \$520,400   |
| 327017 | 61 BARNSTABLE ROAD         | Mixed-Use                 | 0.07 | \$122,000   |
| 327018 | 65 BARNSTABLE ROAD         | Mixed-Use                 | 0.33 | \$819,500   |
| 327019 | 75 BARNSTABLE ROAD         | Commercial                | 0.37 | \$586,400   |
| 327020 | 15 LOUIS STREET            | Commercial                | 0.16 | \$292,400   |
| 327021 | 25 LOUIS STREET            | Residential               | 0.27 | \$1,160,700 |
| 327025 | 10 LOUIS STREET            | Residential               | 0.24 | \$1,219,300 |
| 327026 | 91 BARNSTABLE ROAD         | Commercial                | 0.20 | \$337,600   |
| 327027 | 107 BARNSTABLE ROAD        | Public Service/Tax Exempt | 0.95 | \$288,800   |
| 327028 | 123 BARNSTABLE ROAD        | Commercial                | 0.27 | \$340,300   |
| 327029 | 15 CHARLES STREET          | Commercial                | 0.27 | \$630,700   |
| 327036 | 154 BARNSTABLE ROAD        | Commercial                | 0.66 | \$1,124,500 |

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|--------|---------------------|---------------------------|------|-------------|
| 327037 | 130 CENTER STREET   | Commercial                | 0.22 | \$518,800   |
| 327038 | 122 CENTER STREET   | Residential               | 0.18 | \$545,800   |
| 327039 | 118 CENTER STREET   | Residential               | 0.13 | \$433,400   |
| 327040 | 112 CENTER STREET   | Residential               | 0.11 | \$551,000   |
| 327041 | 13 SPRING STREET    | Residential               | 0.07 | \$377,800   |
| 327042 | 19 SPRING STREET    | Residential               | 0.11 | \$338,000   |
| 327043 | 10 STUART STREET    | Residential               | 0.13 | \$273,700   |
| 327044 | 41 SPRING STREET    | Residential               | 0.12 | \$482,000   |
| 327045 | 28 SPRING STREET    | Residential               | 0.19 | \$377,800   |
| 327046 | 12 SPRING STREET    | Residential               | 0.12 | \$349,100   |
| 327047 | 102 CENTER STREET   | Mixed-Use                 | 0.08 | \$515,200   |
| 327048 | 98 CENTER STREET    | Residential               | 0.12 | \$414,100   |
| 327049 | 11 RIDGEWOOD AVENUE | Mixed-Use                 | 0.31 | \$726,300   |
| 327050 | 25 RIDGEWOOD AVENUE | Commercial                | 0.12 | \$167,700   |
| 327051 | 31 RIDGEWOOD AVENUE | Residential               | 0.48 | \$449,400   |
| 327052 | 43 RIDGEWOOD AVENUE | Residential               | 0.24 | \$522,000   |
| 327053 | 45 RIDGEWOOD AVENUE | Residential               | 0.24 | \$760,800   |
| 327054 | 20 RIDGEWOOD AVENUE | Commercial                | 3.70 | \$4,323,500 |
| 327055 | 112 BARNSTABLE ROAD | Commercial                | 0.36 | \$604,500   |
| 327056 | 100 BARNSTABLE ROAD | Commercial                | 0.64 | \$1,563,700 |
| 327057 | 92 BARNSTABLE ROAD  | Commercial                | 0.48 | \$1,061,100 |
| 327058 | 84 BARNSTABLE ROAD  | Commercial                | 0.29 | \$206,300   |
| 327059 | 76 BARNSTABLE ROAD  | Commercial                | 0.29 | \$368,800   |
| 327060 | 70 BARNSTABLE ROAD  | Commercial                | 0.34 | \$140,300   |
| 327061 | 66 BARNSTABLE ROAD  | Commercial                | 0.34 | \$288,200   |
| 327062 | 56 BARNSTABLE ROAD  | Public Service/Tax Exempt | 0.18 | \$540,500   |
| 327063 | 30 ELM AVENUE       | Residential               | 0.45 | \$1,382,600 |
| 327064 | 67 WILLOW AVENUE    | Commercial                | 0.21 | \$581,000   |
| 327065 | 79 CENTER STREET    | Commercial                | 0.16 | \$23,000    |
| 327066 | 59 CENTER STREET    | Mixed-Use                 | 0.51 | \$2,155,400 |
| 327067 | 58 WILLOW AVENUE    | Commercial                | 0.22 | \$233,900   |
| 327068 | 49 CENTER STREET    | Mixed-Use                 | 0.18 | \$829,200   |

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|--------|---------------------------|---------------------------|------|-------------|
| 327069 | 17 ELM AVENUE             | Commercial                | 0.37 | \$590,800   |
| 327070 | 82 WILLOW AVENUE          | Commercial                | 0.25 | \$639,400   |
| 327072 | 104 WILLOW AVENUE         | Commercial                | 0.16 | \$75,800    |
| 327073 | 110 CENTER STREET         | Commercial                | 0.04 | \$2,100     |
| 327074 | 320 MAIN STREET (HYANNIS) | Public Service/Tax Exempt | 1.98 | \$3,814,500 |
| 327075 | 49 ELM AVENUE             | Mixed-Use                 | 0.10 | \$409,200   |
| 327076 | 44 BARNSTABLE ROAD        | Commercial                | 0.33 | \$978,500   |
| 327077 | 28 BARNSTABLE ROAD        | Commercial                | 0.27 | \$576,700   |
| 327078 | 26 BARNSTABLE ROAD        | Commercial                | 0.08 | \$154,300   |
| 327080 | 20 BARNSTABLE ROAD        | Commercial                | 0.09 | \$132,300   |
| 327089 | 338 MAIN STREET (HYANNIS) | Commercial                | 0.06 | \$617,600   |
| 327090 | 334 MAIN STREET (HYANNIS) | Commercial                | 0.19 | \$1,282,800 |
| 327092 | 328 MAIN STREET (HYANNIS) | Commercial                | 0.13 | \$768,600   |
| 327094 | 304 MAIN STREET (HYANNIS) | Commercial                | 0.09 | \$372,300   |
| 327095 | 298 MAIN STREET (HYANNIS) | Mixed-Use                 | 0.23 | \$1,342,400 |
| 327097 | 284 MAIN STREET (HYANNIS) | Commercial                | 0.11 | \$179,700   |
| 327098 | 282 MAIN STREET (HYANNIS) | Mixed-Use                 | 0.08 | \$775,900   |
| 327099 | 278 MAIN STREET (HYANNIS) | Mixed-Use                 | 0.13 | \$513,100   |
| 327101 | 30 OCEAN STREET           | Public Service/Tax Exempt | 0.41 | \$478,100   |
| 327102 | 319 MAIN STREET (HYANNIS) | Residential               | 1.27 | \$4,478,700 |
| 327103 | 307 MAIN STREET (HYANNIS) | Commercial                | 1.91 | \$5,617,200 |
| 327106 | 331 MAIN STREET (HYANNIS) | Commercial                | 0.22 | \$1,030,400 |
| 327107 | 10 OCEAN STREET           | Mixed-Use                 | 0.05 | \$435,900   |
| 327109 | 36 OCEAN STREET           | Commercial                | 0.19 | \$360,600   |
| 327110 | 33 OCEAN STREET           | Commercial                | 0.41 | \$1,836,600 |
| 327111 | 337 MAIN STREET (HYANNIS) | Commercial                | 0.22 | \$1,052,800 |
| 327112 | 345 MAIN STREET (HYANNIS) | Commercial                | 0.17 | \$190,700   |
| 327113 | 347 MAIN STREET (HYANNIS) | Commercial                | 0.07 | \$296,800   |
| 327114 | 349 MAIN STREET (HYANNIS) | Commercial                | 0.13 | \$470,400   |

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|--------|------------------------------|------------------------------|------|-------------|
| 327115 | 357 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.25 | \$2,319,700 |
| 327116 | 385 MAIN STREET<br>(HYANNIS) | Public Service/Tax<br>Exempt | 1.15 | \$2,603,900 |
| 327118 | 77 PLEASANT<br>STREET        | Residential                  | 0.79 | \$337,300   |
| 327119 | 71 PLEASANT<br>STREET        | Public Service/Tax<br>Exempt | 0.36 | \$499,000   |
| 327120 | 63 PLEASANT<br>STREET        | Residential                  | 0.27 | \$617,000   |
| 327121 | 53 PLEASANT<br>STREET        | Commercial                   | 0.31 | \$192,400   |
| 327122 | 43 PLEASANT<br>STREET        | Residential                  | 0.25 | \$134,100   |
| 327123 | 35 PLEASANT<br>STREET        | Residential                  | 0.27 | \$933,500   |
| 327124 | 27 PLEASANT<br>STREET        | Residential                  | 0.30 | \$386,200   |
| 327126 | 239 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.32 | \$1,208,700 |
| 327127 | 259 MAIN STREET<br>(HYANNIS) | Commercial                   | 2.01 | \$5,875,000 |
| 327128 | 540 OLD COLONY<br>ROAD       | Commercial                   | 0.99 | \$2,424,100 |
| 327130 | 231 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.44 | \$1,036,200 |
| 327131 | 24 PLEASANT<br>STREET        | Commercial                   | 0.18 | \$460,900   |
| 327132 | 30 PLEASANT<br>STREET        | Commercial                   | 0.43 | \$387,800   |
| 327133 | 40 PLEASANT<br>STREET        | Residential                  | 0.49 | \$1,027,500 |
| 327134 | 50 PLEASANT<br>STREET        | Residential                  | 0.42 | \$3,126,000 |
| 327135 | 60 PLEASANT<br>STREET        | Residential                  | 0.35 | \$3,274,300 |
| 327136 | 78 PLEASANT<br>STREET        | Public Service/Tax<br>Exempt | 0.48 | \$611,500   |
| 327137 | 86 SOUTH STREET              | Residential                  | 0.24 | \$208,300   |
| 327138 | 76 SOUTH STREET              | Residential                  | 0.89 | \$894,500   |
| 327139 | 72 SOUTH STREET              | Residential                  | 0.17 | \$453,000   |
| 327140 | 66 SOUTH STREET              | Residential                  | 0.08 | \$333,700   |
| 327142 | 52 SOUTH STREET              | Residential                  | 0.17 | \$568,500   |
| 327143 | 67 SCHOOL<br>STREET          | Mixed-Use                    | 0.47 | \$414,400   |
| 327146 | 37 SCHOOL<br>STREET          | Residential                  | 0.36 | \$789,100   |
| 327147 | 31 SCHOOL<br>STREET          | Commercial                   | 0.21 | \$295,500   |
| 327148 | 23 SCHOOL<br>STREET          | Residential                  | 0.27 | \$563,200   |
| 327149 | 17 SCHOOL<br>STREET          | Mixed-Use                    | 0.21 | \$398,600   |



|        |                              |                              |      |             |
|--------|------------------------------|------------------------------|------|-------------|
| 327150 | 201 MAIN STREET<br>(HYANNIS) | Commercial                   | 1.75 | \$1,841,900 |
| 327151 | 209 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.73 | \$1,926,900 |
| 327152 | 219 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.13 | \$1,253,700 |
| 327154 | 70 CENTER STREET             | Commercial                   | 0.97 | \$1,495,100 |
| 327155 | 18 CENTER STREET             | Commercial                   | 0.74 | \$833,800   |
| 327157 | 252 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.15 | \$568,600   |
| 327158 | 242 MAIN STREET<br>(HYANNIS) | Public Service/Tax<br>Exempt | 0.45 | \$225,800   |
| 327159 | 0 MAIN STREET<br>(HYANNIS)   | Industrial                   | 0.30 | \$199,100   |
| 327160 | 232 MAIN STREET<br>(HYANNIS) | Commercial                   | 2.86 | \$5,301,900 |
| 327163 | 206 MAIN STREET<br>(HYANNIS) | Commercial                   | 1.49 | \$4,531,800 |
| 327166 | 68 YARMOUTH<br>ROAD          | Residential                  | 0.33 | \$660,000   |
| 327167 | 58 YARMOUTH<br>ROAD          | Residential                  | 0.23 | \$415,000   |
| 327168 | 50 YARMOUTH<br>ROAD          | Residential                  | 0.42 | \$967,100   |
| 327169 | 44 YARMOUTH<br>ROAD          | Residential                  | 0.37 | \$961,100   |
| 327170 | 34 YARMOUTH<br>ROAD          | Residential                  | 0.26 | \$810,200   |
| 327171 | 26 YARMOUTH<br>ROAD          | Residential                  | 0.06 | \$1,201,000 |
| 327172 | 180 MAIN STREET<br>(HYANNIS) | Residential                  | 0.32 | \$1,053,300 |
| 327173 | 174 MAIN STREET<br>(HYANNIS) | Residential                  | 0.31 | \$973,400   |
| 327175 | 156 MAIN STREET<br>(HYANNIS) | Residential                  | 1.22 | \$2,737,100 |
| 327176 | 146 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.52 | \$454,000   |
| 327178 | 128 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.41 | \$412,100   |
| 327179 | 11 CAMP STREET               | Residential                  | 0.04 | \$636,700   |
| 327180 | 19 CAMP STREET               | Residential                  | 0.32 | \$530,200   |
| 327181 | 27 CAMP STREET               | Residential                  | 0.72 | \$442,300   |
| 327182 | 2 LYNXHOLM<br>COURT          | Commercial                   | 0.17 | \$404,800   |
| 327183 | 4 LYNXHOLM<br>COURT          | Residential                  | 0.16 | \$368,600   |
| 327184 | 5 LYNXHOLM<br>COURT          | Residential                  | 0.22 | \$376,800   |
| 327185 | 3 LYNXHOLM<br>COURT          | Residential                  | 0.17 | \$349,800   |
| 327186 | 1 LYNXHOLM<br>COURT          | Residential                  | 0.16 | \$401,900   |

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|--------|---------------------------|---------------------------|------|-------------|
| 327187 | 53 CAMP STREET            | Residential               | 0.40 | \$648,600   |
| 327188 | 27 CROCKER STREET         | Residential               | 0.57 | \$1,027,100 |
| 327191 | 34 CAMP STREET            | Residential               | 0.42 | \$786,400   |
| 327192 | 26 CAMP STREET            | Residential               | 0.27 | \$521,700   |
| 327193 | 110 MAIN STREET (HYANNIS) | Commercial                | 0.57 | \$2,726,800 |
| 327194 | 102 MAIN STREET (HYANNIS) | Commercial                | 0.26 | \$232,600   |
| 327195 | 94 MAIN STREET (HYANNIS)  | Commercial                | 0.63 | \$3,405,100 |
| 327196 | 15 CEDAR STREET           | Mixed-Use                 | 0.28 | \$934,100   |
| 327197 | 25 CEDAR STREET           | Residential               | 0.49 | \$894,300   |
| 327198 | 35 CEDAR STREET           | Commercial                | 0.76 | \$1,053,100 |
| 327199 | 47 CEDAR STREET           | Public Service/Tax Exempt | 0.43 | \$581,000   |
| 327200 | 83 MAIN STREET (HYANNIS)  | Commercial                | 0.71 | \$675,900   |
| 327201 | 97 MAIN STREET (HYANNIS)  | Residential               | 0.58 | \$1,006,300 |
| 327202 | 115 MAIN STREET (HYANNIS) | Residential               | 0.41 | \$638,900   |
| 327203 | 104 PARK STREET           | Commercial                | 0.31 | \$692,300   |
| 327204 | 84 PARK STREET            | Public Service/Tax Exempt | 0.48 | \$524,400   |
| 327205 | 74 PARK STREET            | Public Service/Tax Exempt | 0.13 | \$575,800   |
| 327206 | 67 PARK STREET            | Residential               | 0.24 | \$840,100   |
| 327207 | 26 GLEASON STREET         | Public Service/Tax Exempt | 0.41 | \$918,300   |
| 327208 | 20 GLEASON STREET         | Commercial                | 0.43 | \$959,200   |
| 327209 | 91 PARK STREET            | Public Service/Tax Exempt | 0.25 | \$294,600   |
| 327210 | 105 PARK STREET           | Public Service/Tax Exempt | 0.27 | \$988,000   |
| 327211 | 16 LEWIS BAY ROAD         | Public Service/Tax Exempt | 0.16 | \$460,300   |
| 327212 | 22 LEWIS BAY ROAD         | Public Service/Tax Exempt | 0.30 | \$762,100   |
| 327214 | 20 GLEASON STREET         | Public Service/Tax Exempt | 0.04 | \$14,700    |
| 327215 | 0 GLEASON STREET          | Public Service/Tax Exempt | 0.01 | \$14,200    |
| 327216 | 0 GLEASON STREET          | Public Service/Tax Exempt | 0.01 | \$14,200    |
| 327217 | 47 PARK STREET            | Public Service/Tax Exempt | 0.14 | \$260,200   |
| 327219 | 40 LEWIS BAY ROAD         | Public Service/Tax Exempt | 0.39 | \$310,200   |
| 327224 | 61 LEWIS BAY ROAD         | Public Service/Tax Exempt | 2.04 | \$828,200   |

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|--------|---------------------------|---------------------------|------|-------------|
| 327227 | 29 LEWIS BAY ROAD         | Residential               | 0.28 | \$520,500   |
| 327228 | 21 LEWIS BAY ROAD         | Residential               | 0.27 | \$669,400   |
| 327229 | 135 MAIN STREET (HYANNIS) | Commercial                | 0.36 | \$210,800   |
| 327230 | 149 MAIN STREET (HYANNIS) | Mixed-Use                 | 0.70 | \$625,000   |
| 327231 | 155 MAIN STREET (HYANNIS) | Public Service/Tax Exempt | 0.48 | \$349,400   |
| 327232 | 171 MAIN STREET (HYANNIS) | Residential               | 0.41 | \$1,268,900 |
| 327233 | 16 SCHOOL STREET          | Commercial                | 0.22 | \$307,900   |
| 327234 | 22 SCHOOL STREET          | Residential               | 0.54 | \$958,000   |
| 327235 | 38 SCHOOL STREET          | Residential               | 0.14 | \$371,800   |
| 327236 | 42 SCHOOL STREET          | Residential               | 0.30 | \$565,000   |
| 327237 | 0 MAIN STREET (HYANNIS)   | Public Service/Tax Exempt | 0.31 | \$13,800    |
| 327238 | 66 SCHOOL STREET          | Mixed-Use                 | 0.23 | \$553,600   |
| 327243 | 30 PLEASANT STREET        | Residential               | 0.43 | \$69,700    |
| 327245 | 0 PLEASANT STREET         | Residential               | 0.05 | \$600       |
| 327247 | 255 MAIN STREET (HYANNIS) | Mixed-Use                 | 0.28 | \$1,706,200 |
| 327248 | 20 BARNSTABLE ROAD        | Commercial                | 0.08 | \$190,600   |
| 327249 | 83 SCHOOL STREET          | Public Service/Tax Exempt | 0.23 | \$841,500   |
| 327250 | 64 SOUTH STREET           | Residential               | 0.08 | \$574,400   |
| 327251 | 52 SCHOOL STREET          | Residential               | 0.24 | \$623,100   |
| 327252 | 60 SCHOOL STREET          | Public Service/Tax Exempt | 0.20 | \$145,100   |
| 327254 | 294 MAIN STREET (HYANNIS) | Commercial                | 0.09 | \$778,100   |
| 327255 | 292 MAIN STREET (HYANNIS) | Commercial                | 0.06 | \$433,900   |
| 327257 | 53 SCHOOL STREET          | Residential               | 0.57 | \$691,300   |
| 327258 | 75 SCHOOL STREET          | Public Service/Tax Exempt | 0.51 | \$659,600   |
| 327259 | 61 BARNSTABLE ROAD        | Commercial                | 0.06 | \$68,500    |
| 327261 | 25 OCEAN STREET           | Public Service/Tax Exempt | 0.62 | \$311,800   |
| 327262 | 408 MAIN STREET (HYANNIS) | Commercial                | 2.10 | \$5,932,000 |
| 327263 | 46 OCEAN STREET           | Commercial                | 0.25 | \$218,600   |

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|--------|----------------------------|------------------------------|------|-------------|
| 327264 | 50 OCEAN STREET            | Commercial                   | 0.72 | \$813,300   |
| 327265 | 0 MAIN STREET<br>(HYANNIS) | Public Service/Tax<br>Exempt | 0.01 | \$9,500     |
| 327266 | 0 MAIN STREET<br>(HYANNIS) | Public Service/Tax<br>Exempt | 0.01 | \$6,500     |
| 327267 | 15 CROCKER<br>STREET       | Residential                  | 0.19 | \$425,700   |
| 327268 | 0 PLEASANT<br>STREET       | Residential                  | 0.04 | \$92,700    |
| 327269 | 0 NORTH STREET             | Public Service/Tax<br>Exempt | 0.27 | \$222,200   |
| 327271 | 0 NORTH STREET             | Public Service/Tax<br>Exempt | 1.09 | \$452,100   |
| 328001 | 70 KINGS WAY               | Residential                  | 0.19 | \$369,700   |
| 328002 | 64 KINGS WAY               | Residential                  | 0.16 | \$416,600   |
| 328003 | 60 KINGS WAY               | Residential                  | 0.16 | \$313,900   |
| 328004 | 50 KINGS WAY               | Residential                  | 0.16 | \$493,900   |
| 328005 | 42 KINGS WAY               | Residential                  | 0.16 | \$391,600   |
| 328006 | 36 KINGS WAY               | Residential                  | 0.16 | \$392,700   |
| 328007 | 28 KINGS WAY               | Residential                  | 0.16 | \$332,100   |
| 328008 | 24 KINGS WAY               | Residential                  | 0.16 | \$326,400   |
| 328009 | 16 KINGS WAY               | Mixed-Use                    | 0.18 | \$370,200   |
| 328010 | 242 BARNSTABLE<br>ROAD     | Commercial                   | 0.94 | \$553,000   |
| 328011 | 210 BARNSTABLE<br>ROAD     | Commercial                   | 0.43 | \$462,200   |
| 328012 | 208 BARNSTABLE<br>ROAD     | Commercial                   | 0.51 | \$1,351,100 |
| 328013 | 168 BARNSTABLE<br>ROAD     | Residential                  | 7.08 | \$9,762,200 |
| 328014 | 43 SPRING STREET           | Residential                  | 0.12 | \$591,000   |
| 328015 | 45 SPRING STREET           | Residential                  | 0.17 | \$708,300   |
| 328016 | 53 SPRING STREET           | Residential                  | 0.12 | \$447,800   |
| 328017 | 57 SPRING STREET           | Residential                  | 0.12 | \$412,100   |
| 328018 | 63 SPRING STREET           | Residential                  | 0.15 | \$498,300   |
| 328020 | 71 SPRING STREET           | Residential                  | 0.18 | \$524,100   |
| 328021 | 87 SPRING STREET           | Residential                  | 0.12 | \$413,200   |
| 328022 | 95 SPRING STREET           | Residential                  | 0.12 | \$342,000   |
| 328023 | 101 SPRING<br>STREET       | Residential                  | 0.12 | \$401,800   |
| 328024 | 107 SPRING<br>STREET       | Residential                  | 0.12 | \$312,400   |
| 328025 | 127 SPRING<br>STREET       | Residential                  | 0.15 | \$400,700   |
| 328026 | 129 SPRING<br>STREET       | Residential                  | 0.17 | \$370,700   |
| 328027 | 139 SPRING<br>STREET       | Residential                  | 0.17 | \$322,500   |
| 328028 | 1 BROOKSHIRE<br>ROAD       | Public Service/Tax<br>Exempt | 0.29 | \$322,900   |
| 328029 | 2 BROOKSHIRE<br>ROAD       | Residential                  | 0.23 | \$315,100   |

|        |                    |             |      |           |
|--------|--------------------|-------------|------|-----------|
| 328030 | 3 BROOKSHIRE ROAD  | Residential | 0.18 | \$361,000 |
| 328031 | 4 BROOKSHIRE ROAD  | Residential | 0.18 | \$310,200 |
| 328032 | 5 BROOKSHIRE ROAD  | Residential | 0.23 | \$342,500 |
| 328033 | 6 BROOKSHIRE ROAD  | Residential | 0.21 | \$332,500 |
| 328034 | 7 BROOKSHIRE ROAD  | Residential | 0.15 | \$362,300 |
| 328035 | 8 BROOKSHIRE ROAD  | Residential | 0.15 | \$310,200 |
| 328036 | 9 BROOKSHIRE ROAD  | Residential | 0.15 | \$373,000 |
| 328037 | 10 BROOKSHIRE ROAD | Residential | 0.15 | \$387,100 |
| 328038 | 11 BROOKSHIRE ROAD | Residential | 0.15 | \$300,200 |
| 328039 | 12 BROOKSHIRE ROAD | Residential | 0.15 | \$414,700 |
| 328040 | 13 BROOKSHIRE ROAD | Residential | 0.22 | \$424,300 |
| 328041 | 14 BROOKSHIRE ROAD | Residential | 0.26 | \$381,500 |
| 328042 | 15 BROOKSHIRE ROAD | Residential | 0.18 | \$355,400 |
| 328043 | 16 BROOKSHIRE ROAD | Residential | 0.18 | \$384,100 |
| 328044 | 17 BROOKSHIRE ROAD | Residential | 0.27 | \$389,100 |
| 328045 | 18 BROOKSHIRE ROAD | Residential | 0.23 | \$409,400 |
| 328046 | 19 BROOKSHIRE ROAD | Residential | 0.19 | \$365,800 |
| 328047 | 20 BROOKSHIRE ROAD | Residential | 0.18 | \$341,400 |
| 328048 | 21 BROOKSHIRE ROAD | Residential | 0.18 | \$369,200 |
| 328049 | 22 BROOKSHIRE ROAD | Residential | 0.16 | \$390,900 |
| 328050 | 24 BROOKSHIRE ROAD | Residential | 0.16 | \$314,800 |
| 328051 | 25 BROOKSHIRE ROAD | Residential | 0.16 | \$298,700 |
| 328052 | 26 BROOKSHIRE ROAD | Residential | 0.16 | \$395,900 |
| 328053 | 27 BROOKSHIRE ROAD | Residential | 0.17 | \$342,800 |
| 328054 | 28 BROOKSHIRE ROAD | Residential | 0.18 | \$306,300 |
| 328055 | 29 BROOKSHIRE ROAD | Residential | 0.17 | \$440,100 |

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|--------|---------------------------|-------------|------|--------------|
| 328056 | 30 BROOKSHIRE ROAD        | Residential | 0.17 | \$392,100    |
| 328057 | 31 BROOKSHIRE ROAD        | Residential | 0.16 | \$313,100    |
| 328058 | 32 BROOKSHIRE ROAD        | Residential | 0.16 | \$389,600    |
| 328059 | 33 BROOKSHIRE ROAD        | Residential | 0.16 | \$480,700    |
| 328060 | 34 BROOKSHIRE ROAD        | Residential | 0.16 | \$369,200    |
| 328061 | 23 BROOKSHIRE ROAD        | Residential | 0.16 | \$363,900    |
| 328062 | 141 SPRING STREET         | Residential | 0.13 | \$297,300    |
| 328063 | 147 SPRING STREET         | Residential | 0.11 | \$265,300    |
| 328064 | 153 SPRING STREET         | Residential | 0.16 | \$284,600    |
| 328065 | 163 SPRING STREET         | Residential | 0.16 | \$349,800    |
| 328066 | 173 SPRING STREET         | Residential | 0.11 | \$367,000    |
| 328067 | 181 SPRING STREET         | Commercial  | 0.23 | \$333,800    |
| 328068 | 333 IYANNOUGH ROAD/RTE 28 | Commercial  | 2.30 | \$4,725,900  |
| 328070 | 425 IYANNOUGH ROAD/RTE 28 | Commercial  | 8.13 | \$16,031,900 |
| 328071 | 375 IYANNOUGH ROAD/RTE 28 | Commercial  | 1.12 | \$3,393,100  |
| 328072 | 332 IYANNOUGH ROAD/RTE 28 | Commercial  | 1.47 | \$2,517,200  |
| 328073 | 195 RIDGEWOOD AVENUE      | Commercial  | 0.57 | \$953,100    |
| 328074 | 174 SPRING STREET         | Residential | 0.14 | \$271,500    |
| 328075 | 162 SPRING STREET         | Residential | 0.12 | \$442,500    |
| 328076 | 160 SPRING STREET         | Residential | 0.12 | \$302,300    |
| 328077 | 148 SPRING STREET         | Residential | 0.08 | \$343,200    |
| 328078 | 144 SPRING STREET         | Residential | 0.08 | \$348,300    |
| 328079 | 138 SPRING STREET         | Residential | 0.08 | \$367,400    |
| 328080 | 132 SPRING STREET         | Residential | 0.08 | \$333,700    |
| 328081 | 114 SPRING STREET         | Residential | 0.16 | \$431,300    |
| 328082 | 112 SPRING STREET         | Residential | 0.08 | \$347,600    |

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|--------|---------------------------|---------------------------|------|-------------|
| 328083 | 100 SPRING STREET         | Residential               | 0.16 | \$391,000   |
| 328084 | 98 SPRING STREET          | Residential               | 0.16 | \$341,600   |
| 328085 | 70 SPRING STREET          | Residential               | 0.08 | \$318,500   |
| 328086 | 68 SPRING STREET          | Residential               | 0.08 | \$1,000     |
| 328087 | 62 SPRING STREET          | Residential               | 0.08 | \$294,800   |
| 328088 | 52 SPRING STREET          | Residential               | 0.16 | \$358,500   |
| 328089 | 46 SPRING STREET          | Residential               | 0.08 | \$328,300   |
| 328090 | 40 SPRING STREET          | Residential               | 0.08 | \$255,200   |
| 328091 | 57 RIDGEWOOD AVENUE       | Public Service/Tax Exempt | 0.72 | \$249,800   |
| 328092 | 73 RIDGEWOOD AVENUE       | Residential               | 0.16 | \$372,900   |
| 328093 | 77 RIDGEWOOD AVENUE       | Residential               | 0.15 | \$371,000   |
| 328094 | 81 RIDGEWOOD AVENUE       | Residential               | 0.15 | \$429,600   |
| 328095 | 87 RIDGEWOOD AVENUE       | Residential               | 0.23 | \$322,700   |
| 328096 | 93 RIDGEWOOD AVENUE       | Residential               | 0.23 | \$474,700   |
| 328097 | 99 RIDGEWOOD AVENUE       | Residential               | 0.27 | \$380,700   |
| 328098 | 107 RIDGEWOOD AVENUE      | Residential               | 0.42 | \$421,600   |
| 328100 | 113 RIDGEWOOD AVENUE      | Residential               | 0.22 | \$252,800   |
| 328101 | 127 RIDGEWOOD AVENUE      | Mixed-Use                 | 0.45 | \$498,600   |
| 328102 | 139 RIDGEWOOD AVENUE      | Residential               | 0.44 | \$385,100   |
| 328103 | 147 RIDGEWOOD AVENUE      | Residential               | 0.35 | \$617,700   |
| 328104 | 161 RIDGEWOOD AVENUE      | Residential               | 0.33 | \$398,400   |
| 328105 | 167 RIDGEWOOD AVENUE      | Residential               | 0.20 | \$314,500   |
| 328106 | 177 RIDGEWOOD AVENUE      | Residential               | 0.21 | \$321,100   |
| 328107 | 290 IYANNOUGH ROAD/RTE 28 | Public Service/Tax Exempt | 1.58 | \$1,042,800 |
| 328108 | 280 IYANNOUGH ROAD/RTE 28 | Public Service/Tax Exempt | 0.71 | \$490,400   |
| 328109 | 258 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.11 | \$178,700   |
| 328110 | 244 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.13 | \$410,400   |
| 328111 | 240 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.23 | \$670,500   |
| 328112 | 230 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.37 | \$239,700   |
| 328114 | 0 MARY DUNN WAY           | Public Service/Tax Exempt | 1.64 | \$365,300   |

|        |                           |                           |      |             |
|--------|---------------------------|---------------------------|------|-------------|
| 328131 | 180 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.86 | \$285,000   |
| 328133 | 29 OLD MARY DUNN ROAD     | Public Service/Tax Exempt | 0.18 | \$118,400   |
| 328134 | 24 MARY DUNN WAY          | Public Service/Tax Exempt | 0.32 | \$133,900   |
| 328136 | 10 MARY DUNN WAY          | Public Service/Tax Exempt | 0.71 | \$165,500   |
| 328137 | 201 YARMOUTH ROAD         | Public Service/Tax Exempt | 0.48 | \$1,871,500 |
| 328145 | 114 IYANNOUGH ROAD/RTE 28 | Residential               | 0.38 | \$404,200   |
| 328146 | 128 IYANNOUGH ROAD/RTE 28 | Public Service/Tax Exempt | 0.06 | \$11,600    |
| 328147 | 126 IYANNOUGH ROAD/RTE 28 | Public Service/Tax Exempt | 0.80 | \$173,100   |
| 328149 | 202 YARMOUTH ROAD         | Commercial                | 0.35 | \$436,000   |
| 328151 | 156 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.82 | \$1,529,000 |
| 328153 | 89 IYANNOUGH ROAD/RTE 28  | Mixed-Use                 | 0.10 | \$555,000   |
| 328155 | 115 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.24 | \$390,800   |
| 328157 | 151 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.14 | \$585,400   |
| 328158 | 128 CAMP STREET           | Residential               | 0.21 | \$411,700   |
| 328159 | 126 CAMP STREET           | Residential               | 0.17 | \$402,600   |
| 328160 | 116 CAMP STREET           | Commercial                | 0.39 | \$673,800   |
| 328162 | 140 CEDAR STREET          | Commercial                | 0.33 | \$187,600   |
| 328163 | 55 CEDAR STREET           | Commercial                | 0.17 | \$156,000   |
| 328164 | 57 CEDAR STREET           | Residential               | 0.22 | \$772,200   |
| 328165 | 65 CEDAR STREET           | Commercial                | 0.39 | \$1,412,900 |
| 328166 | 75 CEDAR STREET           | Mixed-Use                 | 0.39 | \$452,900   |
| 328167 | 85 CEDAR STREET           | Commercial                | 0.35 | \$117,200   |
| 328168 | 119 CEDAR STREET          | Commercial                | 0.28 | \$265,700   |
| 328169 | 131 CEDAR STREET          | Residential               | 0.19 | \$472,400   |
| 328170 | 14 EDWARDS ROAD           | Residential               | 0.14 | \$441,500   |
| 328171 | 30 TERRY COURT            | Residential               | 0.21 | \$417,600   |
| 328172 | 17 EDWARDS ROAD           | Residential               | 0.08 | \$431,800   |
| 328173 | 15 EDWARDS ROAD           | Residential               | 0.08 | \$438,100   |
| 328174 | 143 CEDAR STREET          | Residential               | 0.12 | \$444,100   |
| 328175 | 147 CEDAR STREET          | Residential               | 0.13 | \$476,300   |
| 328176 | 100 CAMP STREET           | Commercial                | 0.68 | \$1,990,000 |
| 328177 | 82 CAMP STREET            | Residential               | 0.31 | \$347,400   |
| 328178 | 74 CAMP STREET            | Residential               | 0.13 | \$470,700   |
| 328179 | 14 TERRY COURT            | Residential               | 0.13 | \$352,300   |
| 328181 | 22 TERRY COURT            | Residential               | 0.16 | \$316,100   |
| 328182 | 138 CEDAR STREET          | Commercial                | 0.05 | \$20,300    |



|        |                           |                           |       |             |
|--------|---------------------------|---------------------------|-------|-------------|
| 328183 | 0 YARMOUTH ROAD           | Public Service/Tax Exempt | 10.17 | \$142,700   |
| 328185 | 80 YARMOUTH ROAD          | Residential               | 0.19  | \$547,200   |
| 328186 | 36 CROCKER STREET         | Residential               | 0.25  | \$544,500   |
| 328187 | 24 CROCKER STREET         | Residential               | 0.26  | \$696,900   |
| 328189 | 75 CAMP STREET            | Residential               | 0.27  | \$414,400   |
| 328190 | 81 CAMP STREET            | Residential               | 0.18  | \$404,300   |
| 328191 | 85 CAMP STREET            | Residential               | 0.17  | \$455,500   |
| 328192 | 91 CAMP STREET            | Commercial                | 0.41  | \$1,206,600 |
| 328193 | 99 CAMP STREET            | Residential               | 0.23  | \$400,400   |
| 328194 | 120 YARMOUTH ROAD         | Commercial                | 0.52  | \$1,817,500 |
| 328195 | 140 YARMOUTH ROAD         | Commercial                | 0.69  | \$1,843,100 |
| 328196 | 106 YARMOUTH ROAD         | Commercial                | 0.25  | \$68,800    |
| 328197 | 100 YARMOUTH ROAD         | Commercial                | 0.31  | \$155,700   |
| 328198 | 88 YARMOUTH ROAD          | Residential               | 0.15  | \$501,700   |
| 328200 | 0 IYANNOUGH ROAD/RTE 28   | Public Service/Tax Exempt | 0.09  | \$12,000    |
| 328201 | 183 IYANNOUGH ROAD/RTE 28 | Commercial                | 1.03  | \$1,233,200 |
| 328202 | 193 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.74  | \$430,300   |
| 328203 | 193 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.73  | \$797,900   |
| 328204 | 9 ENGINE HOUSE ROAD       | Commercial                | 1.55  | \$536,200   |
| 328205 | 225 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.17  | \$433,100   |
| 328206 | 239 IYANNOUGH ROAD/RTE 28 | Mixed-Use                 | 0.58  | \$1,344,700 |
| 328207 | 0 ENGINE HOUSE ROAD       | Commercial                | 0.23  | \$29,900    |
| 328211 | 152 RIDGEWOOD AVENUE      | Commercial                | 0.91  | \$746,000   |
| 328212 | 144 RIDGEWOOD AVENUE      | Commercial                | 0.76  | \$250,800   |
| 328214 | 124 RIDGEWOOD AVENUE      | Commercial                | 1.44  | \$1,577,500 |
| 328215 | 110 RIDGEWOOD AVENUE      | Commercial                | 1.72  | \$1,229,200 |
| 328216 | 100 RIDGEWOOD AVENUE      | Commercial                | 1.25  | \$998,100   |
| 328217 | 94 RIDGEWOOD AVENUE       | Residential               | 0.11  | \$391,900   |
| 328218 | 84 RIDGEWOOD AVENUE       | Residential               | 0.11  | \$383,600   |

|        |                           |                           |        |               |
|--------|---------------------------|---------------------------|--------|---------------|
| 328219 | 78 RIDGEWOOD AVENUE       | Residential               | 0.11   | \$397,800     |
| 328220 | 74 RIDGEWOOD AVENUE       | Residential               | 0.11   | \$383,600     |
| 328221 | 68 RIDGEWOOD AVENUE       | Residential               | 0.11   | \$407,200     |
| 328222 | 64 RIDGEWOOD AVENUE       | Residential               | 0.11   | \$314,700     |
| 328223 | 58 RIDGEWOOD AVENUE       | Commercial                | 0.11   | \$166,600     |
| 328224 | 69 SPRING STREET          | Residential               | 0.20   | \$456,500     |
| 328226 | 185 RIDGEWOOD AVENUE      | Residential               | 0.42   | \$1,924,500   |
| 328227 | 68 SPRING STREET          | Residential               | 0.08   | \$223,300     |
| 328228 | 30 CROCKER STREET         | Residential               | 0.24   | \$403,900     |
| 328230 | 371 IYANNOUGH ROAD/RTE 28 | Commercial                | 1.16   | \$1,476,100   |
| 328231 | 148 CEDAR STREET          | Residential               | 0.50   | \$1,376,000   |
| 328232 | 316 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.42   | \$1,887,200   |
| 328235 | 313 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.63   | \$925,200     |
| 328237 | 207 IYANNOUGH ROAD/RTE 28 | Mixed-Use                 | 0.72   | \$725,100     |
| 328238 | 165 YARMOUTH ROAD         | Commercial                | 1.02   | \$1,642,000   |
| 328239 | 0 BARNSTABLE ROAD         | Commercial                | 0.03   | \$9,500       |
| 328241 | 0 ENGINE HOUSE ROAD       | Commercial                | 1.33   | \$695,900     |
| 329001 | 409 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.81   | \$950,900     |
| 329002 | 0 IYANNOUGH ROAD/RTE 28   | Public Service/Tax Exempt | 0.09   | \$25,700      |
| 329003 | 480 BARNSTABLE ROAD       | Public Service/Tax Exempt | 444.73 | \$292,929,500 |
| 342001 | 27 PARK STREET            | Public Service/Tax Exempt | 12.51  | \$148,936,400 |
| 342002 | 62 PARK STREET            | Public Service/Tax Exempt | 0.34   | \$711,100     |
| 342005 | 34 PARK STREET            | Public Service/Tax Exempt | 0.34   | \$620,300     |
| 342009 | 2 PARK STREET             | Public Service/Tax Exempt | 0.52   | \$614,600     |
| 342010 | 79 BAY VIEW STREET        | Commercial                | 0.30   | \$281,900     |
| 342011 | 61 PARKWAY PLACE          | Commercial                | 0.39   | \$325,300     |
| 342012 | 53 PARKWAY PLACE          | Residential               | 0.12   | \$474,100     |
| 342013 | 47 PARKWAY PLACE          | Residential               | 0.15   | \$516,400     |

|        |                             |                              |      |             |
|--------|-----------------------------|------------------------------|------|-------------|
| 342014 | 41 PARKWAY<br>PLACE         | Residential                  | 0.16 | \$489,000   |
| 342016 | 27 PARKWAY<br>PLACE         | Public Service/Tax<br>Exempt | 0.24 | \$528,300   |
| 342017 | 63 MAIN STREET<br>(HYANNIS) | Residential                  | 0.24 | \$548,400   |
| 342019 | 71 MAIN STREET<br>(HYANNIS) | Residential                  | 0.71 | \$1,197,200 |
| 342020 | 52 CEDAR STREET             | Residential                  | 0.34 | \$384,600   |
| 342021 | 42 CEDAR STREET             | Residential                  | 0.38 | \$592,600   |
| 342022 | 30 CEDAR STREET             | Residential                  | 0.47 | \$768,100   |
| 342025 | 54 MAIN STREET<br>(HYANNIS) | Residential                  | 0.22 | \$849,000   |
| 342026 | 50 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.52 | \$514,600   |
| 342028 | 22 MAIN STREET<br>(HYANNIS) | Public Service/Tax<br>Exempt | 0.33 | \$975,900   |
| 342029 | 14 MAIN STREET<br>(HYANNIS) | Residential                  | 0.75 | \$2,304,700 |
| 342031 | 25 MAIN STREET<br>(HYANNIS) | Public Service/Tax<br>Exempt | 2.06 | \$6,399,600 |
| 342034 | 46 PARKWAY<br>PLACE         | Public Service/Tax<br>Exempt | 0.18 | \$512,700   |
| 342036 | 58 PARKWAY<br>PLACE         | Public Service/Tax<br>Exempt | 0.14 | \$529,700   |
| 342039 | 40 QUINLAN WAY              | Public Service/Tax<br>Exempt | 1.12 | \$1,035,000 |
| 342040 | 51 BAY VIEW<br>STREET       | Public Service/Tax<br>Exempt | 0.27 | \$549,200   |
| 343001 | 1 IYANNOUGH<br>ROAD/RTE 28  | Commercial                   | 0.24 | \$630,200   |
| 343002 | 25 IYANNOUGH<br>ROAD/RTE 28 | Commercial                   | 1.09 | \$915,400   |
| 343003 | 35 IYANNOUGH<br>ROAD/RTE 28 | Commercial                   | 0.67 | \$984,200   |
| 343004 | 21 MEDERIOS<br>ROAD         | Commercial                   | 0.40 | \$399,100   |
| 343005 | 55 IYANNOUGH<br>ROAD/RTE 28 | Commercial                   | 0.99 | \$1,705,700 |
| 343006 | 67 IYANNOUGH<br>ROAD/RTE 28 | Commercial                   | 0.16 | \$391,400   |
| 343007 | 75 IYANNOUGH<br>ROAD/RTE 28 | Mixed-Use                    | 0.23 | \$914,300   |
| 343008 | 80 CEDAR STREET             | Residential                  | 0.35 | \$700,800   |
| 343009 | 74 CEDAR STREET             | Residential                  | 0.29 | \$408,600   |
| 343010 | 64 CEDAR STREET             | Residential                  | 0.40 | \$480,100   |
| 343011 | 54 CEDAR STREET             | Mixed-Use                    | 0.28 | \$486,100   |
| 343012 | 88 IYANNOUGH<br>ROAD/RTE 28 | Commercial                   | 1.73 | \$1,171,900 |
| 343013 | 64 IYANNOUGH<br>ROAD/RTE 28 | Commercial                   | 0.56 | \$1,029,100 |
| 343014 | 48 IYANNOUGH<br>ROAD/RTE 28 | Commercial                   | 0.42 | \$392,700   |

|           |                            |                           |      |             |
|-----------|----------------------------|---------------------------|------|-------------|
| 343015    | 30 IYANNOUGH ROAD/RTE 28   | Commercial                | 0.62 | \$257,800   |
| 343016    | 16 IYANNOUGH ROAD/RTE 28   | Commercial                | 0.66 | \$263,100   |
| 343017    | 0 YARMOUTH-BARN. TOWN LINE | Public Service/Tax Exempt | 2.39 | \$2,700     |
| 290096001 | 396 NORTH STREET           | Commercial                | 0.27 | \$548,600   |
| 308001001 | 776 MAIN STREET (HYANNIS)  | Commercial                | 0.51 | \$665,300   |
| 308004001 | 700 MAIN STREET (HYANNIS)  | Commercial                | 0.44 | \$1,637,400 |
| 308038001 | 246 NORTH STREET           | Mixed-Use                 | 0.14 | \$507,200   |
| 308069001 | 580 MAIN STREET (HYANNIS)  | Mixed-Use                 | 0.57 | \$1,741,800 |
| 308069002 | 576 MAIN STREET (HYANNIS)  | Commercial                | 0.03 | \$253,300   |
| 308073001 | 592 MAIN STREET (HYANNIS)  | Commercial                | 0.21 | \$1,087,600 |
| 308073002 | 259 NORTH STREET           | Commercial                | 0.85 | \$3,326,600 |
| 308080001 | 441 MAIN STREET (HYANNIS)  | Public Service/Tax Exempt | 0.38 | \$2,834,200 |
| 308081001 | 447 MAIN STREET (HYANNIS)  | Commercial                | 0.65 | \$2,277,700 |
| 308081002 | 300 SOUTH STREET           | Public Service/Tax Exempt | 0.64 | \$361,500   |
| 308120001 | 16 SEA STREET              | Mixed-Use                 | 0.04 | \$395,200   |
| 308131001 | 627 MAIN STREET (HYANNIS)  | Commercial                | 0.22 | \$1,002,100 |
| 308131002 | 631 MAIN STREET (HYANNIS)  | Commercial                | 0.25 | \$739,700   |
| 308259001 | 0 HIGH SCHOOL ROAD         | Residential               | 0.24 | \$340,700   |
| 308271001 | 33 BASSETT LANE            | Commercial                | 0.43 | \$1,201,500 |
| 308273001 | 35 MITCHELL'S WAY          | Public Service/Tax Exempt | 0.43 | \$139,400   |
| 309193001 | 72 NORTH STREET            | Mixed-Use                 | 0.45 | \$1,558,800 |
| 309222001 | 0 NORTH STREET             | Public Service/Tax Exempt | 0.74 | \$320,500   |
| 309225001 | 460 MAIN STREET (HYANNIS)  | Commercial                | 0.33 | \$1,206,200 |
| 309226001 | 149 NORTH STREET           | Mixed-Use                 | 0.48 | \$2,364,500 |
| 309259001 | 210 NORTH STREET           | Commercial                | 0.34 | \$637,700   |
| 309259002 | 200 NORTH STREET           | Commercial                | 0.18 | \$84,200    |
| 310436001 | 282 BARNSTABLE ROAD        | Commercial                | 0.51 | \$535,600   |
| 310436002 | 274 BARNSTABLE ROAD        | Commercial                | 0.47 | \$877,100   |

|           |                           |                           |      |             |
|-----------|---------------------------|---------------------------|------|-------------|
| 311030001 | 400 BARNSTABLE ROAD       | Commercial                | 0.51 | \$1,009,500 |
| 311035002 | 417 BARNSTABLE ROAD       | Commercial                | 0.92 | \$2,315,300 |
| 326001001 | 365 OLD COLONY ROAD       | Public Service/Tax Exempt | 4.29 | \$374,400   |
| 326001002 | 0 OLD COLONY ROAD         | Public Service/Tax Exempt | 0.06 | \$32,600    |
| 326009001 | 83 PEARL STREET           | Commercial                | 3.45 | \$928,100   |
| 326121001 | 0 SCHOOL STREET           | Commercial                | 0.59 | \$1,482,800 |
| 326133001 | 21 RAILWAY BLUFFS         | Residential               | 0.36 | \$2,226,300 |
| 326133002 | 21 ARLINGTON STREET       | Commercial                | 0.01 | \$643,200   |
| 326142001 | 9 WILLOW STREET (HYANNIS) | Commercial                | 0.28 | \$129,900   |
| 327006001 | 342 MAIN STREET (HYANNIS) | Commercial                | 0.12 | \$1,261,100 |
| 327006002 | 11 BARNSTABLE ROAD        | Commercial                | 0.05 | \$398,900   |
| 327144001 | 57 SCHOOL STREET          | Residential               | 0.22 | \$624,100   |
| 327156001 | 215 IYANNOUGH ROAD/RTE 28 | Public Service/Tax Exempt | 9.51 | \$5,944,200 |
| 327156002 | 252 MAIN STREET (HYANNIS) | Public Service/Tax Exempt | 4.83 | \$394,700   |
| 327165001 | 200 MAIN STREET (HYANNIS) | Public Service/Tax Exempt | 1.33 | \$2,411,300 |
| 327165002 | 75 YARMOUTH ROAD          | Public Service/Tax Exempt | 2.66 | \$1,325,200 |
| 327239001 | 72 SCHOOL STREET          | Residential               | 0.23 | \$457,100   |
| 327239002 | 82 SCHOOL STREET          | Public Service/Tax Exempt | 0.26 | \$1,009,800 |
| 327242001 | 225 MAIN STREET (HYANNIS) | Residential               | 0.25 | \$862,800   |
| 327244001 | 145 BARNSTABLE ROAD       | Commercial                | 0.78 | \$998,100   |
| 327244003 | 20 CHARLES STREET         | Commercial                | 0.53 | \$1,016,300 |
| 328156001 | 121 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.35 | \$527,100   |
| 328156002 | 131 IYANNOUGH ROAD/RTE 28 | Commercial                | 0.12 | \$402,600   |
| 328188001 | 65 CAMP STREET            | Commercial                | 0.17 | \$419,800   |
| 328188002 | 69 CAMP STREET            | Commercial                | 0.30 | \$1,017,200 |
| 328210001 | 287 IYANNOUGH ROAD/RTE 28 | Commercial                | 2.53 | \$6,584,100 |
| 328210002 | 55 ENGINE HOUSE ROAD      | Commercial                | 2.68 | \$3,188,400 |
| 328240001 | 86 RIDGEWOOD AVENUE       | Commercial                | 1.01 | \$856,300   |
| 328240002 | 88 RIDGEWOOD AVENUE       | Public Service/Tax Exempt | 1.33 | \$449,700   |

|              |                              |                              |      |             |
|--------------|------------------------------|------------------------------|------|-------------|
| 342004001    | 52 PARK STREET               | Commercial                   | 0.46 | \$997,500   |
| 290093001CND | 26 BETTY'S POND<br>ROAD      | Residential                  | 0.97 | \$347,400   |
| 308002001CND | 724 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.72 | \$177,900   |
| 308002002CND | 760 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.83 | \$106,000   |
| 308004CND    | 320 STEVENS<br>STREET        | Public Service/Tax<br>Exempt | 2.87 | \$321,800   |
| 308025CND    | 185 STEVENS<br>STREET        | Residential                  | 1.41 | \$329,700   |
| 308038002CND | 244 NORTH<br>STREET          | Residential                  | 0.51 | \$167,400   |
| 308044CND    | 297 NORTH<br>STREET          | Commercial                   | 2.61 | \$718,300   |
| 308061CND    | 4 BACON TERRACE              | Commercial                   | 0.34 | \$581,500   |
| 308074CND    | 544 MAIN STREET<br>(HYANNIS) | Commercial                   | 3.72 | \$803,700   |
| 308098CND    | 362 SOUTH STREET             | Residential                  | 0.25 | \$239,700   |
| 308111CND    | 561 MAIN STREET<br>(HYANNIS) | Mixed-Use                    | 0.88 | \$759,400   |
| 308120CND    | 615 MAIN STREET<br>(HYANNIS) | Residential                  | 0.54 | \$568,700   |
| 308161CND    | 17 NEWTON<br>STREET          | Residential                  | 0.20 | \$327,600   |
| 308283CND    | 722 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.40 | \$132,600   |
| 309193002CND | 70 NORTH STREET              | Residential                  | 0.50 | \$310,600   |
| 309195CND    | 46 NORTH STREET              | Commercial                   | 2.33 | \$1,406,500 |
| 309211CND    | 7 STEVENS STREET             | Residential                  | 0.33 | \$211,400   |
| 309242CND    | 70 WINTER STREET             | Residential                  | 0.55 | \$241,800   |
| 310121CND    | 32 BAXTER ROAD               | Commercial                   | 0.44 | \$161,100   |
| 326035CND    | 213 OCEAN<br>STREET          | Commercial                   | 3.69 | \$41,800    |
| 326044CND    | 119 OCEAN<br>STREET          | Commercial                   | 0.48 | \$57,200    |
| 326057CND    | 125 PLEASANT<br>STREET       | Residential                  | 0.46 | \$195,900   |
| 327144002CND | 59 SCHOOL<br>STREET          | Residential                  | 0.25 | \$234,700   |
| 327154001CND | 68 CENTER STREET             | Commercial                   | 2.00 | \$497,500   |
| 327190CND    | 48 CAMP STREET               | Residential                  | 1.08 | \$308,500   |
| 327223CND    | 89 LEWIS BAY<br>ROAD         | Commercial                   | 2.10 | \$642,000   |
| 327225CND    | 53 LEWIS BAY<br>ROAD         | Residential                  | 0.90 | \$81,100    |
| 327246CND    | 247 MAIN STREET<br>(HYANNIS) | Commercial                   | 0.34 | \$449,100   |
| 328132CND    | 192 IYANNOUGH<br>ROAD/RTE 28 | Commercial                   | 0.48 | \$278,300   |
| 328152CND    | 102 IYANNOUGH<br>ROAD/RTE 28 | Residential                  | 1.57 | \$47,700    |

|              |                              |                              |               |                         |
|--------------|------------------------------|------------------------------|---------------|-------------------------|
| 328154CND    | 101 IYANNOUGH<br>ROAD/RTE 28 | Commercial                   | 0.42          | \$303,100               |
| 328184CND    | 68 CAMP STREET               | Commercial                   | 0.95          | \$838,300               |
| 342003CND    | 60 PARK STREET               | Public Service/Tax<br>Exempt | 0.87          | \$2,391,200             |
| 342023CND    | 70 MAIN STREET<br>(HYANNIS)  | Residential                  | 0.89          | \$184,700               |
| 342027CND    | 30 MAIN STREET<br>(HYANNIS)  | Public Service/Tax<br>Exempt | 1.52          | \$275,100               |
| 342033CND    | 51 MAIN STREET<br>(HYANNIS)  | Commercial                   | 0.91          | \$433,000               |
| 342041CND    | 6 MAIN STREET<br>(HYANNIS)   | Commercial                   | 0.70          | \$492,900               |
| <b>Total</b> |                              |                              | <b>973.64</b> | <b>\$ 1,225,561,200</b> |

**A. OLD BUSINESS (Public Hearing) (Roll Call Majority Vote)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2025-022**

**INTRO: 09/05/2024, 10/10/2024**

**2025-022 ORDER AMENDING THE GENERAL ORDINANCES OF THE CODE OF THE TOWN OF BARNSTABLE, CHAPTER 220 TOWN COUNCIL, ARTICLE I, SECTION 220-4**

**ORDERED:** That the General Ordinances of the Code of the Town of Barnstable, Chapter 220 Town Council, Article I, Section 220-4 be amended by deleting “7:00” and inserting “6:00” in its place.

**SPONSOR:** Felicia R. Penn, Town Council President

| DATE  | ACTION TAKEN |
|-------|--------------|
| _____ | _____        |
| _____ | _____        |

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



# BARNSTABLE TOWN COUNCIL

**ITEM# 2025-022**

**INTRO: 09/05/2024, 10/10/2024**

## SUMMARY

**TO:** Town Council  
**FROM:** Felicia R. Penn, Town Council President  
**THROUGH:** Karen L. Nober, Town Attorney  
**SUBJECT:** Order Amending the General Ordinances of the Code of the Town of Barnstable, Chapter 220 Town Council, Article I, Section 220-4  
**DATE:** September 5, 2024

**RATIONALE:** Section 220-4 of the Town Code provides that meetings of the Town Council “shall commence at 7:00 p.m. at the Town Hall.” On February 1, 2024, the Town Council voted to approve Item 2024-092 to change the start time of Town Council meetings to 6:00 p.m. on a trial basis. This proposed Order will amend the Town Code to make that change on a permanent basis.

**FISCAL IMPACT:** N/A

**STAFF SUPPORT:** Karen L. Nober, Town Attorney

**A. OLD BUSINESS (Public Hearing) (Roll Call 2/3 Full Council)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2025-025**

**INTRO: 09/05/2024, 10/10/2024**

**2025-025 APPROPRIATION ORDER IN THE AMOUNT OF \$75,000 FOR THE PURPOSE OF ALUM TREATMENT FOR MYSTIC LAKE**

**ORDERED:** That the amount of **\$75,000** be appropriated and added to the amount appropriated under Town Council Order 2023-104 for the purpose of funding the Mystic Lake Alum Treatment Project as outlined in the Fiscal Year 2024 – Fiscal Year 2028 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that \$75,000 be provided from the Capital Trust Fund Reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

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

| DATE  | ACTION TAKEN |
|-------|--------------|
| _____ | _____        |
| _____ | _____        |

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

# BARNSTABLE TOWN COUNCIL

ITEM# 2025-025

INTRO: 09/05/2024, 10/10/2024

## SUMMARY

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Daniel W. Santos, P.E., Director of Public Works  
**DATE:** September 05, 2024  
**SUBJECT:** Appropriation order in the amount of **\$75,000** for the purpose of Alum Treatment for Mystic Lake

**BACKGROUND:** Mystic Lake was treated with alum in the Fall of 2010, after experiencing two cyanobacteria blooms that resulted in the death of over 2 million mussels, including some endangered species. The National Heritage of Endangered Species Program (NHESP) restricted the alum treatment to less than what was originally proposed to control phosphorus release from the sediments of Mystic Lake. Water quality evaluations completed since 2011 have found that the 2010 alum treatment resulted in reduced phosphorus concentrations in the bottom water, but not as much as desired, based on periodic lower water clarity and occasional visible cyanobacteria accumulations. A report commissioned by the Indian Ponds Association recommends another alum treatment for Mystic Lake (Mystic Lake Status Update 2020 by Water Resource Services, Inc.).

**ANALYSIS:** The Town Council appropriated \$195,000 as part of the Fiscal Year 2024 Capital Budget for the Alum Treatment. The Department of Public Works has since received all necessary regulatory approvals to complete the alum treatment up to a concentration of 50 g/m<sup>2</sup>. Bids have been opened for the project and one bid was received. The bids were structured such that the contractor provided pricing for various concentrations from 25 g/m<sup>2</sup> to 50 g/m<sup>2</sup>. Based on the bid results, the maximum concentration that can be achieved with the current appropriation is 35 g/m<sup>2</sup>. DPW recommends conducting the treatment at the maximum permitted concentration (50 g/m<sup>2</sup>) to ensure maximum efficacy.

The treatment is scheduled to be completed this fall. The contractor is required to complete the treatment between October 16<sup>th</sup> and December 15<sup>th</sup>. An additional permit requirement is for the Town to complete a mussel survey of the pond 4 years after the treatment is completed. The anticipated cost for this mussel survey (\$12,000) has been included in this request.

**FINANCIAL IMPACT:** Funding for this project will be provided from the reserves within the Capital Trust Fund which has an available balance of \$13,716,254.

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

**STAFF ASSISTANCE:** Daniel W. Santos, P.E., Director of Public Works

**A. OLD BUSINESS (Public Hearing) (Roll Call Majority Vote)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2025-026**

**INTRO: 09/05/2024, 10/10/2024**

**2025-026 ORDER AMENDING ARTICLE II, SEWER ASSESSMENTS, CHAPTER 184 SEWERS AND WATER OF THE GENERAL ORDINANCES OF THE CODE OF THE TOWN OF BARNSTABLE**

**ORDERED:** That Article II, Sewer Assessments, Chapter 184 Sewers and Water, of the General Ordinances of the Code of the Town of Barnstable shall be amended as follows:

**SECTION 1:** § 184-9.2. Definitions shall be amended as follows:

- A. By amending the definition of “Commercial Use” by deleting “premises” and inserting “property” in its place;
- B. By amending subsection (a) of the definition of “Compensatory Sewer Privilege Fee” by inserting “equal to One (1) Sewer Unit” after “sewer assessment” and by deleting “based on the number of potential Sewer Units” after “undeveloped property”;
- C. By amending the definition of “Dwelling Unit” by deleting “provided that, solely for the purposes of this Article II, such complete living facilities that contain one bedroom or fewer shall be a Half Dwelling Unit” and by inserting in their place “, unless such complete living facilities are a Half Dwelling Unit as defined herein”;
- D. By amending the definition of “General Benefit Facilities” to insert after “Improvements,” the following: “including but not limited to,”;
- E. By inserting after the definition of “General Benefit Facilities” the following new definition:  
“Half Dwelling Unit  
Solely for the purposes of this Article II, one or more rooms providing complete living facilities for one family, including equipment for cooking, or provisions for the same, and including room or rooms for living, sleeping and eating, and which contain one bedroom or fewer.”
- F. By amending the definition of “Lateral Line” to delete it in its entirety and to insert the following in its place: “Sewer conduit from a building to a main.”
- G. By amending the definition of “Residential Sewer Units” by deleting “assessed as” from the last clause so that it reads: “provided further, that a Half Dwelling Unit shall be one half of one Sewer Unit.”;
- H. By amending the definition of “Semi-Public Use” by deleting “premises” and inserting “property” in its place;
- I. By amending the definition of “Sewer Main” by deleting “sewerage” and inserting “sewage” in its place;
- J. By inserting after the definition of “Sewer Main” the following new definition:  
“Sewer Unit  
A Residential Sewer Unit or a Commercial Sewer Unit shall equal one Sewer Unit.”;
- K. By amending the definition of “Special Benefit Facilities” to insert “Improvements, including but not limited to,” at the beginning of the definition; and
- L. By amending the definition of “Trunk Main” by deleting “sewerage” and inserting “sewage” in its place.

**SECTION 2:** § 184-9.4. shall be amended by deleting the heading in its entirety and inserting the following new heading in its place: “Determination of number of sewer units in a pumping district and assessment of properties.”

**SECTION 3:** § 184-9.4 shall be further amended by deleting Subsections A through E in their entirety and inserting the following new Subsections A through E in their place:

“A. Each parcel of land in a Pumping District shall be converted into permanent Residential or Commercial Sewer Units, as defined herein, by the Town Manager or his designee for the purpose of proportionally dividing the construction costs equitably among such parcels of land. Each Sewer Unit shall be equal to a single family residence. Potential Sewer Units shall be calculated on the basis of zoning then in effect. Existing and potential multifamily, commercial, industrial and semipublic uses shall be converted into Sewer Units on the basis of residential equivalents.

B. Developed residential lots. A residential lot that contains one Dwelling Unit shall be one Residential Sewer Unit and assessed as one Sewer Unit. If such residential lot contains more than one Dwelling Unit, the number of Residential Sewer Units shall equal the number of Dwelling Units, and the property shall be assessed based on said number of Residential Sewer Units. Single family dwellings shall comprise one Residential Sewer Unit; single family dwellings which have an Accessory Dwelling Unit, affordable accessory apartment or family apartment as defined by the Zoning Ordinance within the single family residence or in a detached building on the same lot shall comprise two Residential Sewer Units; duplex dwellings shall comprise two Residential Sewer Units; three-family dwellings shall comprise three Residential Sewer Units; four-family dwellings shall comprise four Residential Sewer Units; and multiple family dwellings (in excess of four dwelling units) shall comprise one Residential Sewer Unit for each apartment in a rental property and one Residential Sewer Unit for each dwelling unit in a condominium complex; provided that the number of Residential Sewer Units in the foregoing list shall be adjusted accordingly for Half Dwelling Units. A Dwelling Unit that occupies two residential lots in such a way that only one Dwelling Unit is allowed shall be one Residential Sewer Unit and shall be assessed as one Sewer Unit.

C. Lots capable of division or subdivision.

(1) Residential lots capable of division or subdivision. The number of Residential Sewer Units for residentially zoned land which is capable of being divided or subdivided according to the Zoning Ordinance shall be determined based on the current use plus one additional Residential Sewer Unit for each lot which could be created in accordance with the Zoning Ordinance. The assessment shall be based on the current use of the property. For example, property which contains one Dwelling Unit, but which could be divided or subdivided to include three additional Dwelling Units, shall be determined to be one (1) Residential Sewer Unit and three (3) potential Residential Sewer Units for a total of four (4) Sewer Units for the purposes of calculating the amount of the sewer assessment, but the property shall be assessed as one Sewer Unit. In accordance with G.L. c. 83, § 19, if the property is undeveloped, it shall be assessed as one Sewer Unit, but, at the property owner’s request, the time for payment of such assessment may be extended until such time as the land is built upon, provided that interest at the annual rate of 4% shall be paid annually upon the assessment from the time it was made, and the assessment shall be paid in full within three months after such land is built upon. If the property is subsequently developed to contain more than one Dwelling Unit, a Compensatory Sewer Fee shall be assessed for each additional Sewer Unit in accordance with § 184-9.4 (F) below.

(2) Commercial, industrial, business and semi-public lots capable of division or subdivision. The number of Commercial Sewer Units for commercial, industrial, business, and semi-public lots which could be divided or subdivided according to the Zoning Ordinance shall be determined based on the

current use, as set forth in Section § 184-9.4 (D) below, plus one additional Commercial Sewer Unit for each additional 330 gallons of reasonably anticipated daily sewage volume which could be generated from the use in accordance with the Zoning Ordinance. The assessment shall be based on the current use of the property. In accordance with G.L. c. 83, § 19, if the property is undeveloped, it shall be assessed as one (1) Commercial Sewer Unit, but, at the property owner’s request, the time for payment of such assessment may be extended until such time as the land is built upon, provided that interest at the annual rate of 4% shall be paid annually upon the assessment from the time it was made, and the assessment shall be paid in full within three months after such land is built upon. If the property is subsequently developed to contain more than one Commercial Sewer Unit, a Compensatory Sewer Fee shall be assessed for each additional Commercial Sewer Unit in accordance with § 184-9.4 (F) below.

D. Improved commercial, industrial, business, and semi-public lots and uses. Improved commercial, industrial, business, and semi-public lots and uses shall be assessed based on the current sewage volume generated from the use of the property, and shall be assessed as one Commercial Sewer Unit for each 330 gallons of actual daily sewage volume.

E. Unbuildable lots. An Unbuildable Lot shall not be determined to contain any Sewer Units and shall not be assessed any Sewer Units, provided that upon the issuance of a building permit, said lot shall be assessed a Compensatory Sewer Privilege Fee in accordance with Section § 184-9.4 (F) below.”

**SECTION 4:** § 184-9.10 shall be amended by deleting in Subsection A the words “Department of Public Works” and inserting “Treasurer/Collector Office” in their place.

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

| DATE  | ACTION TAKEN |
|-------|--------------|
| _____ | _____        |
| _____ | _____        |

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

# BARNSTABLE TOWN COUNCIL

ITEM# 2025-026

INTRO: 09/05/2024, 10/10/2024

## SUMMARY

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Karen L. Nober, Town Attorney  
**DATE:** September 05, 2024  
**SUBJECT:** Order Amending Article II, Sewer Assessments, Chapter 184 Sewers and Water of the General Ordinances of the Code of the Town of Barnstable

**RATIONALE:** This item would further amend the sewer assessment ordinance approved by the Town Council on July 1, 2021, and amended on April 6, 2023. The purpose of this amendment is to clarify and differentiate how the total number of sewer units in a pumping district is determined and how individual properties are assessed. As currently drafted, these two concepts are somewhat conflated. Attached is a redlined version of the sewer ordinance, as previously amended, which shows the proposed changes.

### Determining the number of sewer units in a pumping district.

The total number of sewer units in a district is used to calculate the amount of the assessment for a single sewer unit. The cost of the general and special benefit facilities is divided by the total number of sewer units in a pumping district to arrive at the assessment amount. Under state law, the number of sewer units attributable to a particular property is based on the actual use of the property and the potential use of the property, as permitted under the Town's zoning ordinance. A higher number of sewer units results in a lower dollar amount for a single sewer unit. For example, if the cost of the general and special benefit facilities is \$2,500,000 and the total number of sewer units in the pumping district is 300, the amount of the assessment for a single sewer unit would be \$8,333. In this example, if the total amount of sewer units is 200, the amount of the assessment for a single sewer unit would be \$12,500 (keeping in mind that the assessment amount is capped under the ordinance at \$10,000.)

### Determining the number of sewer units that a property will be assessed.

The assessment on a particular property, i.e., the number of sewer units assessed to that property, and, therefore, the amount the property owner has to pay, is based only on the actual use of the property. For example, if a property contains one house, but could be divided or subdivided to include 3 additional houses, the property would be assessed one sewer unit because the assessment is based on the actual use of the property – in this example, one house. However, the number of sewer units attributable to that property is 4 (based on actual and potential use of the property), which is the number used when calculating the amount of the sewer assessment. (The exception to this is that under G.L. c. 83, section 19, if a property is undeveloped, it is assessed as one sewer unit. In that situation, the property owner has the option to extend the time for payment until the property is actually developed but must pay interest annually on the assessment. If the property is subsequently developed to contain more than one dwelling unit, a Compensatory Sewer Fee would be assessed for each additional sewer unit.)

Other changes are in the "Definitions" section and fall more within the category of "clean-up." For example, the definition of "Half Dwelling Unit" was taken out of the definition of Dwelling Unit and now stands alone as a defined term. The definition itself remains unchanged. A definition of "Sewer Unit" was included to make clear that a Residential Sewer Unit and a Commercial Sewer Unit each equal a Sewer Unit.

**FISCAL IMPACT:** None.

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

**STAFF SUPPORT:** Karen L. Nober, Town Attorney; Thomas J. LaRosa, First Assistant Town Attorney; Mark Milne, Director of Finance



## Chapter 184. Sewers and Water

### Article II. Sewer Assessments

#### § 184-9.1. Purpose and authorization.

The purpose of this Article II is to assess all properties receiving benefit or advantage from public sewerage construction within a limited and determinable area, including, but not limited to, as set forth in the Comprehensive Wastewater Management Plan approved by vote of the Town Council on November 7, 2019, and in accordance with Section 1 of Chapter 83 of the General Laws, any other applicable section of said Chapter 83 and any other applicable general or special law.

#### § 184-9.2. Definitions.

For the purpose of this Article II, the following words shall be considered to have the following meanings:

##### **COMMERCIAL SEWER UNIT**

Shall be equivalent to 330 gallons of actual or reasonably anticipated daily sewage volume, as determined by the Director of the Department of Public Works based on Title 5 of the State Environmental Code, 310 CMR 15.203, System Sewage Flow Design Criteria. For purposes of determining the number of Commercial Sewer Units to be assessed, volume in an amount up to and including 330 gallons shall be deemed one Commercial Sewer Unit. An additional Commercial Sewer Unit shall be assessed for each additional 330 gallons of volume.

##### **COMMERCIAL USE**

Occupancy of ~~property premises~~ for financial gain including profit such as business and industrial uses.

##### **COMPENSATORY SEWER PRIVILEGE FEE**

A fee that is assessed in lieu of a sewer assessment to reflect the increased use of a property in situations where: (a) a sewer assessment ~~equal to One (1) Sewer Unit~~ has been assessed to an undeveloped property ~~based on the number of potential Sewer Units~~ and said property is ultimately developed to accommodate a greater number of Sewer Units than that originally assessed; or (b) a sewer assessment has been assessed to a developed parcel and subsequently the use of that parcel has changed or intensified to accommodate a greater number of Sewer Units than that originally assessed; or (c) no sewer assessment was assessed to an Unbuildable Lot and that lot subsequently is issued a building permit.

##### **DWELLING UNIT**

One or more rooms providing complete living facilities for one family, including equipment for cooking, or provisions for the same, and including room or rooms for living, sleeping, and eating, ~~unless such complete living facilities are a Half Dwelling Unit as defined herein.; provided that, solely for the purposes of this Article II, such complete living facilities that contain one bedroom or fewer shall be a Half Dwelling Unit.~~

##### **FORCE MAIN**

A line without access from individual properties providing access from pumping station to pumping station or to trunk and sewer main.

## **GENERAL BENEFIT FACILITIES**

Improvements, including but not limited to ~~such as~~ pumping stations, trunk and force mains, acquisition of land or interests in land, which will provide benefit or advantage to an area exceeding that served by the Special Benefit Facilities. Ordinarily, General Benefit Facilities will serve a major part of a Pumping District.

## **HALF DWELLING UNIT**

Solely for the purposes of this Article II, one or more rooms providing complete living facilities for one family, including equipment for cooking, or provisions for the same, and including room or rooms for living, sleeping, and eating, and which contain one bedroom or fewer.

## **LATERAL LINE**

Sewer conduit from a building house to a main street.

## **PUMPING DISTRICT**

An area, as identified by the Department of Public Works, which consists of a collection of sewer mains that connect to generally used infrastructure, such as pump stations, trunk mains and force mains that moves sewage from said collection of sewer mains to a treatment facility.

## **RESIDENTIAL SEWER UNITS**

Shall be equivalent to the number of existing Dwelling Units, including, but not limited to, Accessory Dwelling Units, affordable accessory apartments and family apartments as defined by the Zoning Ordinance, and the number of potential Dwelling Units on the property as permitted under the Zoning Ordinance for the district in which the property is located; provided that any Accessory Dwelling Unit, affordable accessory apartment or family apartment that did not exist at the time of assessment shall be assessed a Compensatory Sewer Privilege Fee in accordance with § 184-9.4 (F) hereof; provided further, that a Half Dwelling Unit shall be ~~assessed as~~ one half of one Sewer Unit.

## **SEMI-PUBLIC USE**

Occupancy of property premises by private non-profit organizations, including without limitation private schools, hospitals, and religious institutions.

## **SEWER MAIN**

The line serving as a conduit for sanitary sewage sewerage from the lateral lines from each individual property.

## **SEWER UNIT**

A Residential Sewer Unit or a Commercial Sewer Unit shall equal one Sewer Unit.

## **SPECIAL BENEFIT FACILITIES**

Improvements, including but not limited to, ~~t~~The sewer main to which a lateral line from an individual abutting property can be connected, acquisition of land or interests in land, pumping stations that are required to service a specific project area and any other costs of improvements required to service a specific project area.

## **TRUNK MAIN**

The line serving as a conduit for sanitary sewage sewerage from a number of sewer mains and lateral lines. Trunk mains shall be considered as those lines ten (10) inches and over in diameter.

## **UNBUILDABLE LOT**

At the time at which a sewer assessment would have been imposed, a lot, as determined by the assessors of the Town, on which there is no apparent legal way to build a legal residence or commercial building because the lot does not conform to the Town's building regulations or Zoning Ordinance.

### UNIFORM UNIT METHOD

A means by which sewerage construction costs shall be equally divided between the total number of existing and potential Sewer Units to be served after having proportioned the costs resulting from the construction of Special and General Benefit Facilities.

### ZONING ORDINANCE

The Zoning Ordinance in effect in the Town of Barnstable at the time the sewerage assessment is levied.

#### § 184-9.3. Basic requirements.

The Town Manager shall assess sewerage construction costs to all properties receiving benefit or advantage on the basis of the Uniform Unit Method. The Town Manager shall separate the costs of the General Benefit Facilities from those of the Special Benefit Facilities. The proportional cost of the Special and General Benefit Facilities shall be assessed in accordance with § 184-9.4 and § 184-9.5 hereof.

#### § 184-9.4. Determination of number of sewer units in a pumping district and assessment of properties.

A. Each parcel of land in a Pumping District shall be converted into permanent Residential or Commercial Sewer Units, as defined herein, by the Town Manager or his designee DPW for the purpose of proportionally dividing the construction costs equitably among such parcels of land. Each Sewer Unit shall be equal to a single family residence. Potential Sewer Units shall be calculated on the basis of zoning then in effect. Existing and potential multifamily, commercial, industrial and semipublic uses shall be converted into Sewer Units on the basis of residential equivalents.

B. Developed residential lots. A residential lot that contains one Dwelling Unit shall be ~~assessed as~~ one Residential Sewer Unit and assessed as one Sewer Unit. If such residential lot contains more than one Dwelling Unit, the number of ~~assessed~~ Residential Sewer Units shall equal the number of Dwelling Units, and the property shall be assessed based on said number of Residential Sewer Units. Single family dwellings shall comprise one Residential Sewer Unit; single family dwellings which have an Accessory Dwelling Unit, affordable accessory apartment or family apartment as defined by the Zoning Ordinance within the single-family residence or in a detached building on the same lot shall comprise two Residential Sewer Units; duplex dwellings shall comprise two Residential Sewer Units; three-family dwellings shall comprise three Residential Sewer Units; four-family dwellings shall comprise four Residential Sewer Units; and multiple family dwellings (in excess of four dwelling units) shall comprise one Residential Sewer Unit for each apartment in a rental property and one Residential Sewer Unit for each dwelling unit in a condominium complex; provided that the number of Residential Sewer Units in the foregoing list shall be adjusted accordingly for Half Dwelling Units. A Dwelling Unit that occupies two residential lots in such a way that only one Dwelling Unit is allowed shall be ~~assessed as~~ one Residential Sewer Unit and shall be assessed as one Sewer Unit.

C. Lots capable of division or subdivision.

(1) Residential lots capable of division or subdivision. The number of Residential Sewer Units for ~~r~~Residentially zoned land which is capable of being divided or sub-divided according to the Zoning Ordinance shall be ~~determined based on the current use assessed as currently used~~ plus one additional Residential Sewer Unit for each lot which could be created in accordance with the Zoning Ordinance.

The assessment shall be based on the current use of the property. For example, property which contains one Dwelling Unit, but which could be divided or subdivided to include three additional Dwelling Units, shall be determined to be one (1) Residential Sewer Unit and three (3) potential Residential Sewer Units for a total of four (4) Sewer Units for the purposes of calculating the amount of the sewer assessment, but the property shall be assessed as one Sewer Unit. In accordance with G.L. c. 83, § 19, if the property is undeveloped, it shall be assessed as one Sewer Unit, but, aAt the property owner's request, the time for payment of such ~~additional~~ assessment may be extended until such time as the land is built upon, provided that interest at the annual rate of 4% shall be paid annually upon the assessment from the time it was made, and the assessment shall be paid in full within three months after such land is built upon. If the property is subsequently developed to contain more than one Dwelling Unit, a Compensatory Sewer Fee shall be assessed for each additional Sewer Unit in accordance with § 184-9.4 (F) below.

(2) Commercial, industrial, business and semi-public lots capable of division or subdivision. The number of Commercial Sewer Units for cCommercial, industrial, business, and semi-public lots which could be divided or sub-divided according to the Zoning Ordinance shall be determined based on the current use, as set forth in Section § 184-9.4 (D) below, ~~assessed as currently used~~ plus one additional Commercial Sewer Unit for each additional 330 gallons of reasonably anticipated daily sewage volume which could be generated from the use in accordance with the Zoning Ordinance. The assessment shall be based on the current use of the property. In accordance with G.L. c. 83, § 19, if the property is undeveloped, it shall be assessed as one (1) Commercial Sewer Unit, but, aAt the property owner's request, the time for payment of such ~~additional~~ assessment may be extended until such time as the land is built upon, provided that interest at the annual rate of 4% shall be paid annually upon the assessment from the time it was made, and the assessment shall be paid in full within three months after such land is built upon. If the property is subsequently developed to contain more than one Commercial Sewer Unit, a Compensatory Sewer Fee shall be assessed for each additional Commercial Sewer Unit in accordance with § 184-9.4 (F) below.

D. Improved commercial, industrial, business, and semi-public lots and uses.

Improved commercial, industrial, business, and semi-public lots and uses shall be assessed ~~based on the current sewage volume generated from the use of the property, and shall be assessed as one Commercial Sewer Unit for each according to the reasonably anticipated sewage volume to be generated from the use.~~ 330 gallons of actual ~~or anticipated~~ daily sewage volume ~~shall equal one Commercial Sewer Unit.~~

E. Unbuildable lots. An Unbuildable Lot shall not be determined to contain any Sewer Units and shall not be assessed any Sewer Units, provided that upon the issuance of a building permit, said lot shall be assessed a Compensatory Sewer Privilege Fee in accordance with Section § 184-9.4 (F) below.

F. Changes in use or intensity of use. In the event that existing uses on a parcel of land are changed or intensified under any circumstance, including without limitation issuance of a building permit for what had been classified as an Unbuildable Lot at the time a sewer assessment otherwise would have been imposed, changes in zoning, variance from the Zoning Ordinance, new construction and changes in use or reconfiguration, resulting in greater actual or potential sewage output than that established at the time of the original assessment or at the time the decision was made not to assess, the Town Manager or his or her designee shall assess a Compensatory Sewer Privilege Fee to reflect the new or increased use. The Compensatory Sewer Privilege Fee shall be computed based on the number of Sewer Units attributable to the new or increased use; provided that the amount of the fee for each such Sewer Unit shall be no greater than the initial maximum amount, as adjusted and most recently in effect, in accordance with § 184-9.5 (A) hereof. The Compensatory Sewer Privilege Fee shall be levied either at the time of connection of new or additional flow to the public sewer or upon Town of Barnstable approval of the change in use. Payment of the Compensatory Sewer Privilege Fee shall be made in accordance with the process for payment of assessments set forth in § 184-9.8 hereof; provided that if the property owner chooses to apportion the payments, the Town will apply the same interest rate as that which would have

been imposed for a sewer assessment on the property. Compensatory Sewer Privilege Fees collected by the Town shall be placed into a Sewer Privilege Fee Fund to be established by the Town and such monies shall be used to pay costs associated with the operation and maintenance costs of the Town's sewer system and wastewater treatment facility.

§ 184-9.5. Cost determination and apportionment using the uniform unit method.

A. Sewer cost determination and apportionment for residential land and uses. Sewer assessments shall be based on one hundred percent (100%) of the cost of Special and General Benefit Facilities, as determined in accordance with the formulas set forth below. The actual assessment per Residential or Commercial Sewer Unit shall be the allocated cost or Ten Thousand Dollars (\$10,000.00) (the "initial maximum amount"), whichever is lower. This initial maximum amount will remain in effect until June 30 of the year following the calendar year in which the first sewer assessments are made. Thereafter, the initial maximum amount may be adjusted annually as of July 1 of each year by the percentage change in the construction cost index as calculated by the Gordian Company for the immediately preceding year ending June 30, as determined by the Town Manager, subject to approval by the Town Council. In the event that Gordian ceases to publish such index, the Department of Public Works will select an index which most closely resembles the Gordian index and the substitute index shall then be used for so long as the Director of the Department of Public Works determines that the substitute index accurately reflects market conditions.

B. Cost and assessment of general benefit facilities.

1. The cost of General Benefit Facilities and of Special Benefit Facilities shall be determined separately from each other.

2. The cost of General Benefit Facilities for a Pumping District shall be divided by the number of Sewer Units in such Pumping District. The result of such calculation shall be the General Benefit Facility Unit Cost.

a. The General Benefit Facility Unit Cost shall be assessed to Sewer Units which abut existing streets and have the capability to connect to the sewer system so that the property will receive a direct benefit and advantage upon connection to the sewer system.

b. The General Benefit Facility Unit Cost shall not be assessed to Sewer Units that do not currently abut existing streets to be sewerred but shall be assessed at such later time as such Sewer Units shall have the capability to connect to the sewer system and directly benefit from the General Benefit Facilities.

C. Cost and Assessment of Special Benefit Facilities

1. The cost of Special Benefit Facilities for a Pumping District shall be divided by the number of Sewer Units in such Pumping District. The result of such calculation shall be the Special Benefit Facility Unit Cost.

a. The Special Benefit Facility Unit Cost shall be assessed to Sewer Units which abut existing streets and have the capability to connect to the sewer system so that the property will receive a direct benefit and advantage upon connection to the sewer system.

b. The Special Benefit Facility Unit Cost shall not be assessed to Sewer Units that do not currently abut existing streets to be sewerred but shall be assessed at such later time as such

Sewer Units shall have the capability to connect to the sewer system and directly benefit from the Special Benefit Facilities.

§ 184-9.6. Estimated assessments.

The Town may assess and collect estimated sewer assessments in connection with the construction of water pollution collection, pumping, treatment and disposal facilities. The total amount of such estimated sewer assessments shall not exceed the lesser of: (i) one-half of the Town's liability under all contracts it has entered into for the construction of such facilities or (ii) the amount of any cap on sewer assessments as determined under § 184-9.5 multiplied by the total number of Residential and Commercial Sewer Units. The total of such estimated assessments shall be determined by the same method to be used for the determination of the actual assessments upon the completion of the work. When the final costs of construction of the facilities have been determined, the Town may assess and collect actual sewer assessments for the balance owed. The interest rate on estimated sewer assessments will be the rate as determined under § 184-9.8.

§ 184-9.7. Sewer connection costs.

Property owners must select and contract with a contractor to connect their property to the completed section of sewer. Property owners may elect to privately pay directly to the contractor the entire cost of connection or may choose to enter into an agreement with the Town under which the Town will pay the connection costs upon completion and will then finance and assess 100% of the costs plus interest back to the property owner as an additional and separate sewer assessment. The apportionment of such assessment and the applicable interest rate thereon shall be in accordance with Section 184-9.8 hereof.

§ 184-9.8. Interest rate on apportioned sewer assessments.

A. At the time of assessment, the property owner will have the option to pay the full amount of the assessment within thirty (30) days, or to make a partial payment on the assessment and apportion the unpaid balance over future tax bills for a period of their choosing, up to 30 years, or to apportion the full assessment over future tax bills for a period of their choosing, up to 30 years. The Town will apply an interest rate to the sewer assessment at an annual fixed rate of two percent (2.0%) above the borrowing costs the Town incurs on the loan. If multiple loans are issued, a blended rate will be used to calculate the Town's borrowing cost. The property owner may pay the total remaining principal amount due at any time without a prepayment penalty.

B. The provisions of section 15D of Chapter 83 of the General Laws, with respect to the apportionment of payments of the assessment over a 30 year period, are hereby accepted by reference as a part of the general ordinances of the Town.

§ 184-9-9. Deferral and suspension of charges.

A. In accordance with and subject to the provisions of Section 16G of Chapter 83 of the General Laws, the Department of Public Works shall, upon application of the owner of real property served by the common sewers, if such owner is receiving an exemption from property taxes under clause Forty-first A of Section 5 of Chapter 59 of the General Laws with respect to such property, defer charges for said use of the common sewers. An application for deferral may be filed with the Department of Public Works within the time limit established for the filing of an application for exemption under said clause Forty-first A.

B. The provisions of section 16G of Chapter 83 of the General Laws, with respect to the ability of certain eligible property owners to defer payments of sewer use charges, are hereby accepted by reference as a part of the general ordinances of the Town.

C. In accordance with and subject to the provisions of Section 13B of Chapter 80 of the General Laws, the Town Manager shall, upon the application of the owner of real property on which a sewer assessment has been imposed, if such owner is receiving an exemption from property taxes under clause Forty-first A of Section 5 of Chapter 59 of the General Laws with respect to such property, enter into a deferral and recovery agreement with such owner on behalf of the Town. Any such application shall be filed with the Town Manager within six months after notice of the assessment has been sent. In the case of each such deferral and recovery agreement entered into by the Town Manager and the property owner, the Town Manager shall record in the Barnstable County Registry of Deeds a statement of his or her action which shall constitute a lien upon the land covered by such agreement for such sewer assessment. Such statement shall name the name the owner or owners and shall include a description of the land. The filing fee for any such statement recorded by the Town Manager shall be paid by the owner or owners of such real property.

D. The provisions of Section 13B of Chapter 80 of the General Laws are hereby accepted by reference as a part of the general ordinances of the Town.

E. In accordance with and subject to the provisions of Section 5 of Chapter 61 of the General Laws, land classified as forest land under said Chapter 61 is subject to a sewer assessment to such pro rata extent that the service or facility financed by such assessment is used for improving the forest production use capability of said land or for the personal benefit of the owner thereof. However, upon application of the property owner, any such assessment shall be suspended during the time the land is in forest production use and shall become due and payable as of the date when the use of the land is changed. Interest shall be computed from the date of the change in use.

F. In accordance with and subject to the provisions of Section 18 of Chapter 61A of the General Laws, land classified as agricultural or horticultural under said Chapter 61A, is subject to a sewer assessment to such pro rata extent as the service or facility financed by such assessment is used for improving the agricultural or horticultural use capability of said land or for the personal benefit of the owner thereof. However, upon application of the property owner, any such assessment shall be suspended during the time the land is in agricultural or horticultural use and shall become due and payable as of the date when the use of such land is changed. Interest shall be computed from the date of the change in use.

G. In accordance with and subject to the provisions of Section 13 of Chapter 61B of the General Laws, land classified as recreational under said Chapter 61B, is subject to a sewer assessment to such pro rata extent as the service or facility financed by such assessment is used for improving the recreational capability of said land or for the personal benefit of the owner thereof. However, upon application of the property owner, any such assessment shall be suspended during the time the land is in classified recreational use and shall become due and payable as of the date when the use of such land is changed. Interest shall be computed from the date of the change in use.

#### § 184-9.10. Abatements.

- A. Petition for Abatement. The owner of any property on which a sewer assessment has been imposed under this Article II may file with the Town Manager a petition for abatement of such assessment on a form provided by the ~~Treasurer/Collector Office Department of Public Works~~ within six months of the date of notice of such assessment. The Town Manager shall act on such petition within four months of the date of its filing. If the Town Manager fails to act within that time, the petition is deemed to be

denied. The Town Manager shall give written notice to the petitioner of his or her decision within ten days after it has been made. The filing of such petition does not stay the payment of the sewer assessment, which must be paid as assessed. If the abatement petition is allowed, the appropriate refund will be made by the Town in accordance with M.G.L. c. 80, § 5.

- B. Appeal of Denial of Abatement. A property owner who is aggrieved by the refusal of the Town Manager to abate a sewer assessment in whole or in part may, within thirty days after notice of the decision of the Town Manager, file an appeal in the Superior Court pursuant to M.G.L. c. 80, § 7, or, alternatively, appeal such decision within said thirty day period to the Barnstable County Commissioners pursuant to M.G.L. § 10. If the Town Manager fails to act on a petition within four months of the date of its filing, the property owner shall have sixty days after the expiration of such four month period to file an appeal.”

§ 184-9.11. Municipal lien.

Deferred Recording Procedure. The provisions of Section 12 of Chapter 80 of the General Laws, with respect to deferring the recording of the required information for sewer assessments authorized by M.G.L. c. 83 until after the project is completed, assessments are made, and bills issued, and then only for those properties where the assessment was not paid in full within the thirty day period for paying without incurring interest, are hereby accepted by reference as a part of the general ordinances of the Town.



**A. OLD BUSINESS (Public Hearing) (Roll Call 2/3 Full Council)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2025-027  
INTRO: 09/05/2024, 10/10/2024**

**2025-027 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$3,826,327 AND AUTHORIZATION TO CONTRACT FOR AND EXPEND A GRANT IN THE AMOUNT OF \$2,833,849 FROM THE COMMONWEALTH’S EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE SANDY NECK BEACH FACILITY COASTAL RESILIENCY PROJECT**

**ORDERED:** That the amount of **\$3,826,327** be appropriated for the purpose of funding Sandy Neck Beach Facility Coastal Resiliency Project, including the payment of costs incidental or related thereto; and that to meet this appropriation, the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$3,826,327** under and pursuant to M.G.L. c. 44, §7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes and is further authorized to contract for and expend a Fiscal Year 2025 Municipal Vulnerability Preparedness Program Action Grant in the amount of **\$2,833,849** from the Commonwealth’s Executive Office of Energy and Environmental Affairs for the Sandy Neck Beach Facility Coastal Resiliency Project, for a total project cost of **\$6,660,176**.

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

| DATE  | ACTION TAKEN |
|-------|--------------|
| _____ | _____        |
| _____ | _____        |

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

# BARNSTABLE TOWN COUNCIL

ITEM# 2025-027  
INTRO: 09/05/2024, 10/10/2024

## SUMMARY

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**DATE:** September 05, 2024  
**SUBJECT:** Appropriation and Loan Order in the amount of **\$3,826,327** and authorization to contract for and expend a grant in the amount of **\$2,833,849** from the Commonwealth's Executive Office of Energy and Environmental Affairs for the Sandy Neck Beach Facility Coastal Resiliency Project

**BACKGROUND:** Sandy Neck Public Beach Facility has experienced coastal storm erosion along the dune protecting the parking lot multiple times. Since 2011, this coastal storm erosion has resulted in the Town spending approximately \$850,000 to nourish the Sandy Neck Dune with approximately 28,000 cubic yards of sand. Over the years, the Town Council has appropriated funding to complete evaluations, design, and permitting of the project. These efforts have resulted in the recommendation, design and permitting of a managed site reconfiguration which will make the site more resilient to coastal storm events by relocating the parking lot roughly 60-feet landward, enhancing the dune on the seaward side of the parking lot, relocating the Gatehouse to higher ground further up the access road, and reconfiguring of the existing Gatehouse area for additional air-up/down use.

**ANALYSIS:** The Town of Barnstable was awarded a \$2,833,849 Municipal Vulnerability Preparedness (MVP) Action Grant from the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs. This grant requires the Town to commit to implementing the proposed project and certify that the matching funds have been appropriated. The MVP grant funds must be spent prior to the completion of Fiscal Year 2026. In order to meet this schedule, the project schedule anticipates bidding the project in the Spring of 2025 and commencing construction from the Fall of 2025 with completion in the Spring of 2026.

**FINANCIAL IMPACT:** Funding for this project will be provided by a \$2.8 million grant with the balance expected to be paid using Sandy Neck Enterprise Fund reserves and a loan. It is anticipated that \$1 million will be provided from the enterprise fund reserves which will reduce the amount the Town borrows to \$2,826,327. However, no appropriations can be made from the reserves until they are recertified by the Massachusetts Department of Revenue which is anticipated to happen in October. The Sandy Neck Enterprise Fund reserve is expected to be certified at close to \$1.5 million. An appropriation from the reserve will come forward at a future date for the Town Council's consideration that will reduce the borrowing authorization under this agenda item. This item is coming forward now to secure the Commonwealth's Executive Office of Energy and Environmental Affairs grant which cannot wait for the recertification of the enterprise fund's reserve.

**STAFF ASSISTANCE:** Mark Milne, Director, Finance; Nina Coleman, Director of Natural Resources/Sandy Neck Park Manager; Daniel W. Santos, P.E., Director of Public Works; Amber Unruh, Special Projects Manager for Special Projects, Department of Public Works

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

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2025-028**

**INTRO: 09/05/2024, 10/10/2024**

**2025-028 ORDER AUTHORIZING THE TAKING OF ROAD EASEMENTS BY EMINENT DOMAIN FOR SEWER AND WATER PURPOSES OVER CERTAIN PRIVATE ROADS KNOWN AS: BEECHWOOD ROAD, COTTONWOOD LANE, SAIL-A-WAY, MILLSTONE WAY, TELLEGEN TRAIL, AND WHIDAH WAY IN CENTERVILLE; SUNNY-WOOD DRIVE, CENTERBOARD LANE AND NEWSPAPER ROAD IN HYANNIS; GOOSE POINT ROAD IN CENTERVILLE AND HYANNIS; MARQUAND DRIVE IN MARSTONS MILLS; AND OLD EAST OSTERVILLE ROAD IN OSTERVILLE**

**ORDERED:** That the Town Council hereby authorizes the Town Manager, on behalf of the Town, to purchase, take by eminent domain under Chapter 79 of the Massachusetts General Laws or otherwise acquire for sewer and water purposes a perpetual easement through, under, across, and on the following described roads for the installation, operation, maintenance, repair, relocation, and replacement of sewer and water lines and infrastructure for the same and for all purposes for which such easements are commonly used in the Town of Barnstable:

BEECHWOOD ROAD, lying between Connors Road and Cottonwood Lane and the 20-foot-wide Way running from BEACHWOOD ROAD to LOT 210, as shown on Land Court Plan No. 20239C (sheets 8 and 9); and

COTTONWOOD LANE, as shown on Land Court Plan No. 20239-C (sheets 8 and 9), including the 40-FT WAY, running from Huckins Neck Road to land of Alfred Crocker, as shown on said Land Court Plan;

SUNNY-WOOD DRIVE, as shown on Land Court Plan No. 32849B (sheets 1 and 2);

CENTERBOARD LANE (formerly MARINER LANE), as shown in Plan Book 425, Page 29 and in Plan Book 459, Page 83;

GOOSE POINT ROAD, as shown in Plan Book 249, Page 121;

MILLSTONE WAY, as shown in Plan Book 228, Page 79;

NEWSPAPER ROAD, as shown in Plan Book 231, Page 17;

SAIL-A-WAY, as shown in Plan Book 140, Page 79;

TELLEGEN TRAIL, as shown in Plan Book 254, Page 52;

WHIDAH WAY, as shown in Plan Book 395, Pages 89 and 91;

MARQUAND DRIVE, including the areas labelled “driveway” and “emergency 40’ wide access” as shown in Land Court Plans 23111-B, 23111-C, 23111-D; and,

OLD EAST OSTERVILLE ROAD, as shown in Plan Book 290, Page 55, Plan Book 262, Page 58, and Plan Book 262, Page 59, and on Land Court Plans 34608-B and 34625-D.

Any trees, buildings, and other structures located within said roads are not included in this Order and the owners of the same may have a period of up to sixty (60) days after the recording of the Order of Taking to remove the same.

The Town Manager is authorized to negotiate, accept, sign, deliver and record any documents or plans for the purposes necessary to effectuate this Order.

Betterments will be assessed for the associated sewer and water improvements made by the Town of Barnstable.

The parcel numbers, names and addresses of the owners of said interests to be taken or acquired, as far as can be ascertained by the Town, are as set forth on Exhibit A attached hereto, along with awards for damages, if any, sustained by said owners.

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

| DATE  | ACTION TAKEN |
|-------|--------------|
| _____ | _____        |
| _____ | _____        |

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

**Exhibit A**

**Sewer – Water Easements to be Taken by Eminent Domain**

| <b>Parcel Number<br/>Street Address</b> | <b>Supposed Owner: Name and Mailing Address</b>  | <b>Awards</b> |
|---|--|---------------|
| 252001<br>7 Beechwood Rd                | Irene Knapp<br>7 Beechwood Rd<br>Centerville MA 02632  | None.         |
| 252008<br>61 Beechwood Rd               | Stanley Davitoria<br>195 Mountain Ave, Apt 1<br>Malden MA 02148  | None.         |
| 252002<br>21 Beechwood Rd               | Maria T. DeFelice &<br>David L. Kent<br>43 Wayside Inn Rd<br>Framingham MA 01701                                 | None.         |
| 252003<br>29 Beechwood Rd               | Dennis W. LaJoie<br>29 Beechwood Rd<br>Centerville MA 02632  | None.         |
| 252006<br>35 Beechwood Rd               | Maria Defelice &<br>David Kent<br>43 Wayside Inn Rd<br>Framingham MA<br>01701                                    | None.         |
| 252007<br>43 Beechwood Rd               | Dmitry & Yulia Orlov<br>42-44 Bridge Street<br>Lexington MA 02421  | None.         |
| 252037<br>94 Beechwood Rd               | David A. Hasseltine, Tr.<br>Hasseltine Family Realty Tr.<br>94 Beechwood Rd<br>Centerville MA 02632              | None.         |
| 252176<br>16 Beechwood Rd               | Donald A. Dewey & Kristina A. Dewey, Tr.<br>Dewey Family Revocable Tr<br>16 Beechwood Rd<br>Centerville MA 02632 | None.         |
| 252182<br>55 Beechwood Rd               | Stanley Davitoria<br>195 Mountain Ave, Apt 1<br>Malden MA 02148  | None.         |
| 252177<br>24 Beechwood Rd               | Jennifer A. Taylor<br>24 Beechwood Rd<br>Centerville MA 02632  | None.         |

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| 252156<br>104 Beechwood Rd    | Richard K. Mee & Kimberly N. Mee<br>104 Beechwood Rd<br>Centerville MA 02632   | None. |
| 252035<br>105 Beechwood Rd    | Richard P. Fogarty<br>105 Beechwood Rd<br>Centerville MA 02632   | None. |
| 252038<br>70 Huckins Neck Rd  | Christine Brosseau<br>70 Huckins Neck Rd<br>Centerville MA 02632   | None. |
| 252009<br>63 Huckins Neck Rd  | Leo Rumbaugh<br>63 Huckins Neck Rd<br>Centerville MA<br>02632  | None. |
| 252014<br>85 Huckins Neck Rd  | Kenneth Rondeau & Priscilla Lane-Rondeau, Tr<br>Lane Rondeau Family Revocable Tr<br>60 Oak St<br>Manchester NH 03104   | None. |
| 252034<br>88 Huckins Neck Rd  | Anne Camas Phelan<br>88 Huckins Neck Rd<br>Centerville MA 02632  | None. |
| 252029<br>144 Huckins Neck Rd | John S. Marsden & Edwina A. Marsden<br>144 Huckins Neck Rd<br>Centerville MA 02632                                     | None. |
| 252030<br>134 Huckins Neck Rd | Winfield E. Rowell<br>134 Huckins Neck Rd<br>Centerville MA 02632  | None. |
| 252161<br>52 Huckins Neck Rd  | Kevin Ryan & Deborah Walsh<br>52 Huckins Neck Rd<br>Centerville MA 02632   | None. |
| 252162<br>40 Huckins Neck Rd  | Alan T. Green<br>46 Glen Ave<br>Newton Ctr MA 02159  | None. |
| 252155<br>85 Cottonwood Ln    | Luis D. Xavier<br>85 Old Hyannis Rd<br>Yarmouthport MA 02675   | None. |
| 252154<br>101 Cottonwood Ln   | William L. Yan & Ruth Liu<br>101 Cottonwood Ln<br>Centerville MA 02632   | None. |
| 252028<br>116 Cottonwood Ln   | Concenzio J. Delrose & Louise T. Delrose, Tr.<br>116 Cottonwood Lane Realty Trust<br>90 Webster St Watertown, MA 02471 | None. |

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| 252031<br>133 Cottonwood Ln | John A. Clevener & Terry L. Clevenger<br>1 Old Easton Turnpike<br>Weston CT 06883                                 | None. |
| 252036<br>113 Cottonwood Ln | Charles J. Franchot & Mary J. Franchot, Tr.<br>Franchot Living Trust<br>113 Cottonwood Ln<br>Centerville MA 02632 | None. |
| 252145<br>154 Cottonwood Ln | James Grosheider & Maureen Grosheider<br>103 Quail Hollow Ln<br>Wexford PA 15090                                  | None. |
| 252146<br>144 Cottonwood Ln | Antone Fajao, Jr. & Noreen C. Fajao<br>144 Cottonwood Ln<br>Centerville MA 02632                                  | None. |
| 252147<br>134 Cottonwood Ln | Paula C. Beasley<br>134 Cottonwood Ln<br>Centerville MA 02632   | None. |
| 252148<br>124 Cottonwood Ln | Richard T. Teimer, Tr.<br>Richard T. Teimer Living Trust<br>124 Cottonwood Ln<br>Centerville MA 02632             | None. |
| 252149<br>104 Cottonwood Ln | Robert C. Lewis & Deborah C. Lewis<br>30 Hillandale Rd<br>Rye Brook NY 10573                                      | None. |
| 252150<br>94 Cottonwood Ln  | George Christenakis & Rita Christenakis<br>10 Greenacre Dr<br>Billerica MA 01821                                  | None. |
| 252151<br>86 Cottonwood Ln  | Hanz Krais Heiligmann & Joanne Peterson<br>86 Cottonwood Ln<br>Centerville MA 02632                               | None. |
| 252152<br>74 Cottonwood Ln  | Troy Smith & Elizabeth J. Smith<br>74 Cottonwood Ln<br>Centerville MA 02632                                       | None. |
| 252153<br>123 Cottonwood Ln | Michele C. Tudor<br>123 Cottonwood Ln<br>Centerville MA 02632   | None. |
| 252157<br>73 Cottonwood Ln  | Scott & Marjorie Kania<br>73 Cottonwood Ln<br>Centerville MA 02632  | None. |

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| 252158<br>43 Cottonwood Ln                   | Gloria J. Sica & Deanna M. Teal &<br>Christina S. Hemmingway, Marie Sica Mailey,<br>Norman P. Harvey<br>43 Cottonwood Ln<br>Centerville MA 02632 | None. |
| 252159<br>33 Cottonwood Ln                   | Christopher L. Wayburn, Tr.<br>Wayburn Family Irrevocable Real Estate Trust<br>33 Cottonwood Ln<br>Centerville MA 02632                          | None. |
| 252160<br>21 Cottonwood Ln                   | Jane Yana Hall Posovsky, Tr.<br>Living Trust of Jane Yana Hall Posovsky<br>21 Cottonwood Ln<br>Centerville MA 02632                              | None. |
| 252163<br>16 Cottonwood Ln                   | Ildefonso R. Viera & Sabrina C. Gripp<br>16 Cottonwood Ln<br>Centerville MA 02632  | None. |
| 252164<br>24 Cottonwood Ln                   | Craig Scheuer<br>11 Jonathan Ln<br>Sandwich MA 02563   | None. |
| 252165<br>34 Cottonwood Ln                   | William Murray<br>34 Cottonwood Ln<br>Centerville MA 02632   | None. |
| 252166<br>44 Cottonwood Ln                   | Siarhei Yaskavets & Yaroslav Yaskavets<br>44 Cottonwood Ln<br>Centerville MA 02632   | None. |
| 252167<br>56 Cottonwood Ln                   | Francisco A. Savinon<br>56 Cottonwood Ln<br>Centerville MA 02632   | None. |
| 252168-T00<br>252168-H00<br>62 Cottonwood Ln | Frederick A. Golenski & Martha Golenski<br>PO Box 14<br>Hyannisport MA 02647   | None. |
| 252144<br>160 Huckins Neck Rd                | Carla Koehl, Tr. of<br>Carla Koehl Revocable Trust &<br>Thomas M. Keane Jr.<br>160 Huckins Neck Rd<br>Centerville MA 02632                       | None. |
| 252025<br>164 Cottonwood Ln                  | Robert Lehman & Anne Lehman<br>204 Scotchpine Dr<br>Mandeville LA 70471  | None. |
| 252026<br>162 Cottonwood Ln                  | Edward B. Eaton & Donna Wood<br>162 Cottonwood La<br>Centerville MA 02632  | None. |



|                                      |  |       |
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| 251065<br>28 Connors Rd              | Marialice B. Curran<br>97 Island Green<br>Glastonbury CT 06033   | None. |
| 273090<br>1140 Phinney's Ln          | Bayberry Place Residents Assoc., Inc.<br>PO Box 258<br>Centerville MA 02632  | None. |
| 273106<br>544 Old Strawberry Hill Rd | Pamela McNealy<br>544 Old Strawberry Hill Rd<br>Centerville MA 02632   | None. |
| 273215<br>8 Sunny-Wood Dr            | Donna M. Conlon & Peter J. Conlon Sr.<br>26 Eagle Terrace<br>Holden MA 01522   | None. |
| 273216<br>20 Sunny-Wood Dr           | Owen F. Needham Jr<br>20 Sunny-Wood Drive<br>Centerville MA 02632  | None. |
| 273217<br>30 Sunny-Wood Dr           | Robert Hennessey & Julie Stanek<br>30 Sunny-Wood Dr<br>Centerville MA 02632  | None. |
| 273218<br>46 Sunny-Wood Dr           | Ryan S. Campbell<br>46 Sunny-Wood Dr<br>Centerville MA 02632   | None. |
| 273219<br>60 Sunny-Wood Dr           | E. Lawrence Novello, Dana R. Novello &<br>James W. Novello<br>6 Campbell Rd<br>Arlington MA 02476<br>&<br>60 Sunny-Wood Dr<br>Centerville MA 02632 | None. |
| 273220<br>74 Sunny-Wood Dr           | Eric J. Kipnes & Sylvia M. Kipnes<br>11 Charlotte Ave<br>Norton MA 02766   | None. |
| 273221<br>92 Sunny-Wood Dr           | Lori Coppinger, Tr.<br>The Coppinger Trust<br>92 Sunny-Wood Dr<br>Centerville MA 02632   | None. |

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| 273222<br>106 Sunny-Wood Dr | Albert B. Zouranjian,<br>119 Peterborough St Apt 1<br>Boston MA 02215<br><br>Lynne Rigolini<br>18 Rocky Hill Rd<br>Burlington MA 01803<br><br>Amy Anastasia<br>111 Indian Springs Rd<br>Milton MA 02186 | None. |
| 273223<br>122 Sunny-Wood Dr | Jorge Cantos<br>124 Wayland Rd<br>Hyannis MA 02601  | None. |
| 273224<br>134 Sunny-Wood Dr | Ghulam Rasool<br>758 Falmouth Rd Unit A<br>Hyannis MA 02601   | None. |
| 273225<br>142 Sunny-Wood Dr | Michael Leon<br>142 Sunny-Wood Dr<br>Centerville MA 02632   | None. |
| 273226<br>156 Sunny-Wood Dr | Luis & Rosa Montero<br>156 Sunny-Wood Dr<br>Centerville MA 02632  | None. |
| 273227<br>0 Sunny-Wood Dr   | Luis & Rosa Montero<br>156 Sunny-Wood Dr<br>Centerville MA 02632  | None. |
| 273228<br>129 Sunny-Wood Dr | Francis & Deborah Reidy<br>26072 Sawgrass Ct<br>Land O Lakes FL<br>34639  | None. |
| 273229<br>113 Sunny-Wood Dr | Angelo & Donata Sodano, Tr.<br>113 Sunny-Wood Drive Realty Trust<br>28 Shannon St<br>Brighton MA 02135  | None. |
| 273230<br>97 Sunny-Wood Dr  | Audrey Kilcoyne<br>97 Sunny-Wood Dr<br>Centerville MA 02632   | None. |
| 273231<br>77 Sunny-Wood Dr  | Asim Chaudhry<br>77 Sunny-Wood Dr<br>Centerville MA 02632   | None. |
| 273232<br>65 Sunny-Wood Dr  | Henry J. Klaassens & Agnes Klaassens<br>239 Thornwood Rd<br>Stamford CT 06903   | None. |

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| 273233<br>49 Sunny-Wood Dr                  | Priscilla McIntosh<br>17 Primrose Ln<br>Nantucket MA 02554   | None. |
| 273234<br>37 Sunny-Wood Dr                  | Izabela Panova & Andrey Asparouhov<br>77 Adams St Unit 904<br>Quincy MA 02169  | None. |
| 273235<br>19 Sunny-Wood Dr                  | Elizabeth DiGirolamo<br>19 Sunny-Wood Dr<br>Centerville MA 02632   | None. |
| 273236<br>5 Sunny-Wood Dr                   | Todd Estrela & Brandee Tobine-Estrela<br>5 Sunny-Wood Dr<br>Centerville MA<br>02632  | None. |
| 272201<br>50 Centerboard Ln<br>(open space) | Robert Johnson, William Martin &<br>Charles Lobue, Tr.<br>Cobblestone Landing Trust<br>50 Centerboard Ln<br>Hyannis MA 02601 | None. |
| 273237<br>103 Centerboard Ln                | Deirdre P. Carrigan<br>103 Centerboard Ln<br>Hyannis MA 02601  | None. |
| 273238<br>115 Centerboard Ln                | Steven Babbitt<br>115 Centerboard Ln<br>Hyannis MA 02601   | None. |
| 273239<br>123 Centerboard Ln                | Patricia Barisano, Tr<br>Patricia Barisano Realty Trust<br>123 Centerboard Ln<br>Hyannis MA 02601                            | None. |
| 273240<br>135 Centerboard Ln                | Florence & Douglas Elkas, Tr.,<br>Elkas Centerboard Lane Trust<br>135 Centerboard Ln<br>Hyannis MA 02601                     | None. |
| 273241<br>143 Centerboard Ln                | Paul Watson & Jean Watson, Tr.<br>Watson Revocable Trust<br>143 Centerboard Ln<br>Hyannis MA<br>02601                        | None. |
| 273242<br>151 Centerboard Ln                | Mark Ryan & Mariana Ryan<br>151 Centerboard Ln<br>Hyannis MA 02601   | None. |
| 273243<br>159 Centerboard Ln                | Charles Patitucci & Dianne Patitucci Tr.,<br>Patitucci Living Trust<br>159 Centerboard Ln<br>Hyannis MA 02601                | None. |

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| 273263<br>94 Centerboard Ln                 | Ronn E. Miller. & Maryanne S. Miller<br>94 Centerboard Ln<br>Hyannis MA 02601  | None. |
| 252040H00<br>252040T00<br>33 Goose Point Rd | James Lavallee & Kelly Lavallee<br>33 Goose Point Rd<br>Centerville MA 02632   | None. |
| 252041<br>61 Goose Point Rd                 | Hong Zeng<br>61 Goose Point Rd<br>Centerville MA 02632   | None. |
| 252042<br>71 Goose Point Rd                 | David Packer & Carol Carron<br>71 Goose Point Rd<br>Centerville, MA 02632  | None. |
| 252043<br>111 Goose Point Rd                | Daniel Finley & Chinfei Chen<br>4 Agassiz Park<br>Jamaica Plain, MA 02130  | None. |
| 252044<br>133 Goose Point Rd                | Town of Barnstable<br>367 Main St<br>Hyannis MA 02601  | None. |
| 252045<br>132 Goose Point Rd                | Michael Amick & Marissa Amick, Tr.,<br>Michael and Marissa Amick Revocable Living<br>Trust<br>132 Goose Point Rd<br>Centerville MA 02632 | None. |
| 252046<br>104 Goose Point Rd                | Anthony Jones & Sharon Samuels-Jones<br>7 Albert St<br>Canton MA 02021   | None. |
| 252047<br>88 Goose Point Rd                 | Robert Licciardello & Tina Licciardello<br>80 Marlborough Rd<br>Waltham MA 02452   | None. |
| 252048H00<br>252048T00<br>40 Goose Point Rd | Nicolas Fligg & Jessica Fligg<br>40 Goose Point Rd<br>Centerville MA 02632   | None. |
| 252049<br>28 Goose Point Rd                 | John Fernandez<br>28 Goose Point Rd<br>Centerville MA 02632  | None. |
| 252050<br>10 Goose Point Rd                 | Karin Dauphinee<br>22 Collins Ave<br>Centerville MA 02632  | None. |
| 252080<br>95 Goose Point Rd                 | Goose Point One LLC<br>132 Est 28th St Unit #4<br>New York, NY 10016   | None. |
| 252081<br>83 Goose Point Rd                 | The Goose Points LLC<br>50 Oak Lane<br>Osterville MA 02655   | None. |

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| 252082<br>47 Goose Points Rd                         | Michael Indresano & Zheng Zhu<br>33 A St<br>South Boston MA 02127  | None. |
| 252083H00<br>252083T00<br>23 Goose Point Rd          | Denise Baldner<br>23 Goose Point Rd<br>Centerville MA 02632  | None. |
| 252084<br>11 Goose Point Rd                          | Kristian Perry & Cathleen Crocker-Perry, Tr.<br>C.L.P. Realty Trust<br>11 Goose Point Rd<br>Centerville MA 02632                 | None. |
| 252085<br>943 Phinney's Lane                         | Carlos Rivera & Maria Rivera<br>943 Phinney's Ln<br>Centerville MA 02632   | None. |
| 252086<br>20 Goose Point Rd                          | James Junkin & Maureen Junkin<br>20 Goose Point Rd<br>Centerville MA 02632   | None. |
| 252087T00<br>252087H00<br>52 Goose Point Rd          | Djonatan Aquino<br>52 Goose Point Rd<br>Centerville MA 02632   | None. |
| 252088<br>64 Goose Point Rd                          | Nancy Ayotte, Tr.,<br>Nancy L. Ayotte Trust<br>64 Goose Point Rd<br>Centerville MA 02632   | None. |
| 252089<br>76 Goose Point Rd                          | John Sullivan & Rosellen Sullivan<br>70 Louise Rd<br>Braintree MA 02184  | None. |
| 252051X01<br>0 Crestview Circle                      | James Hamilton & Edward Cotter Trs.<br>Lake Isle Woods Open Space Trust<br>PO Box 357<br>Centerville MA 02632                    | None. |
| 252051X02<br>0 Regatta Dr                            | James Hamilton<br>Edward Cotter Trs.,<br>Lake Isle Woods Open Space Trust<br>PO Box 357<br>Centerville MA<br>02632               | None. |
| 253010H00<br>253010T00<br>749 Old Strawberry Hill Rd | David Lotufo<br>749 Old Strawberry Hill Rd<br>Centerville MA 02632   | None. |
| 253012003<br>10 Newspaper Rd                         | Richard Moser & Delane O'Connor Tr.<br>Richard Moser and Delane O'Connor Living Trust<br>10 Newspaper Rd<br>Centerville MA 02632 | None. |

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|---------------------------------|---|-------|
| 253012002<br>20 Newspaper Rd    | Kiyoshi Igusa & Gordana Todorov & Sophia Igusa<br>13 Parker Ave<br>Newton Corner MA 02459                       | None. |
| 253012001<br>30 Newspaper Rd    | Aleksandr Kapustin, & Larisa Kapustina Tr.<br>Chernigov Irrevocable Trust<br>140 Oxford St<br>Brooklyn NY 11235 | None. |
| 077037001<br>171 Marquand Drive | Karen Maloney & Dennis Saluti<br>171 Marquand Drive<br>Osterville MA 02655                                      | None. |
| 077037002<br>169 Marquand Drive | John Kalin<br>169 Marquand Drive<br>Osterville, MA<br>02655   | None. |
| 077370003<br>165 Marquand Drive | Richard Cawley & Eileen Cawley<br>165 Marquand Drive<br>Osterville MA 02655                                     | None. |
| 077037004<br>161 Marquand Drive | John & Ann Marie Cotton<br>PO Box 68<br>Osterville MA 02655   | None. |
| 077037005<br>131 Marquand Drive | William and Susan Callahan<br>1137 Lake House Drive<br>North Palm Beach FL 33408                                | None. |
| 077037008<br>125 Marquand Drive | Elise McMullin Tr, Rich Nominee Trust<br>125 Marquand Dr<br>Osterville MA 02655                                 | None. |
| 077037006<br>109 Marquand Drive | Ronald Breteler Tr<br>Breteler Family 2006 Trust<br>109 Marquand Drive<br>Osterville MA 02655                   | None. |
| 077037007<br>93 Marquand Drive  | John & Betsy Sinnigen, Tr<br>Sinnigen Living Trust<br>93 Marquand Drive<br>Osterville MA 02655                  | None. |
| 098023074<br>77 Marquand Drive  | Michael & Judith Thoyer<br>1115 Fifth Ave Apt 3B<br>New York, NY 10128  | None. |
| 098023073<br>43 Marquand Drive  | Evelyn Lim<br>43 Marquand Drive<br>Osterville MA 02655  | None. |

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|--|---|-------|
| 098023001<br>19 Marquand Drive         | EK 2013 Marquand Drive LLC<br>Alex Kurkin<br>18851 NE 29th St Suite 303<br>Aventura FL 33180                                    | None. |
| 121011001<br>4 West Wind Circle        | Kenneth & Janis Mattozzi<br>4 West Wind Circle<br>Osterville MA 02655   | None. |
| 121011028<br>9 West Wind Circle        | Paul & Judith (McMahon) Wills<br>9 West Wind Circle<br>Osterville MA 02655  | None. |
| 121011047<br>295 West Wind Circle      | Frances Veracka, Tr.<br>Frances Lorraine Veracka Revocable Living Trust<br>14987 Rivers Edge Ct Apt 140<br>Fort Myers, FL 33908 | None. |
| 121011027<br>286 West Wind Circle      | Karen Wass<br>286 West Wind Circle<br>Osterville MA 02655   | None. |
| 145023<br>4 Gunstock Road              | Patricia Stuart<br>4 Gunstock Road<br>Osterville MA 02655   | None. |
| 145022<br>9 Gunstock Road              | Carol Montana,<br>9 Gunstock Road Realty Trust<br>PO Box 44<br>Osterville MA 02655  | None. |
| 145021<br>95 Old East Osterville Road  | Daryll & Marianne Brose, Tr.<br>Brose Family Revocable Trust<br>6015 Dassia Way<br>Oceanside CA 92056                           | None. |
| 145020<br>105 Old East Osterville Road | Charles & Patricia Chartier<br>PO Box 14<br>Belmont MA 02478  | None. |
| 145019<br>115 Old East Osterville Road | Louise Moriarty<br>115 Old East Osterville Rd<br>Osterville MA 02655  | None. |
| 145018<br>125 Old East Osterville Road | Irley & Adnilson Santos<br>125 Old East Osterville Rd<br>Osterville MA 02655  | None. |
| 145017<br>135 Old East Osterville Road | Mary Crane<br>135 Old East Osterville Rd<br>Osterville MA 02655   | None. |
| 145013<br>236 Oldham Road              | Gregory & Susan Aharonian<br>74 Harrinton Ridge Rd<br>Sherborn MA 01770   | None. |

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|---|---|-------|
| 145016<br>233 Oldham Road                 | Katrina Daly<br>233 Oldham Rd<br>Osterville MA 02655  | None. |
| 145009001<br>16 Old East Osterville Road  | Robyn Lee Cogan<br>16 Old East Osterville Rd<br>Osterville MA 02655   | None. |
| 145009002<br>22 Old East Osterville Road  | Suzanne & Michael Harrington, Tr.<br>Harrington 2023 Trust<br>22 Old East Osterville Rd<br>Osterville MA 02655                            | None. |
| 145053<br>44 Avalon Circle                | Jason & Noelle Solomon<br>7 Crosstown Ave<br>West Roxbury MA 02132  | None. |
| 145052<br>38 Old East Osterville Road     | Annmarie Edwards<br>PO Box 931<br>Osterville MA 02655   | None. |
| 145051<br>46 Old East Osterville Road     | Anthony J. Scipione & June M. Scipione, Tr<br>245 Waltham St<br>Newton MA 02165   | None. |
| 145050<br>60 Old East Osterville Road     | Edward Bogle<br>Molly, Julia and Edward Bogle<br>60 Old East Osterville Rd<br>Osterville MA 02655   | None. |
| 145049<br>68 Old East Osterville Road     | Richard Powers & Ruth Gentile<br>24 Adams Point Rd<br>Barrington RI 02806   | None. |
| 145048<br>80 Old East Osterville Road     | Thomas & Patricia Gasbarro<br>80 Old East Osterville Rd<br>Osterville MA 02655  | None. |
| 145047<br>92 Old East Osterville Road     | Margaret R. Holland &<br>Margaret Holland Tr.<br>Margaret R. Holland Investment Trust<br>92 Old East Osterville Rd<br>Osterville MA 02655 | None. |
| 145046<br>102 Old East Osterville<br>Road | Edward & Katrina Hannan<br>92 Tidewater Farm Rd<br>Stratham NH 03885  | None. |
| 145045<br>114 King Arthur Drive           | Thirburse Millott, Tr<br>Thirburse Millot 2017 Revocable Trust<br>114 King Arthur Dr<br>Osterville MA 02655                               | None. |



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| 144009<br>0 Bumps River Road | Massachusetts Audubon Society, Inc.<br>208 South Great Rd<br>Lincoln MA 01773           | None. |
| 230094001<br>12 Sail-A-Way   | William & Anne Muldoon<br>21 Randall Rd<br>Berlin MA 01503                              | None. |
| 230094002<br>10 Sail-A-Way   | Mary McNabb<br>10 Sail-A-Way<br>Centerville MA 02632                                    | None. |
| 230095<br>18 Sail-A-Way      | Eugene & Margaret Curley<br>4 Coulson Rd<br>Berlin MA 01503                             | None. |
| 230096<br>26 Sail-A-Way      | Hilliard Hiller, Jr.<br>26 Sail-A-Way<br>Centerville MA 02632                           | None. |
| 230097<br>36 Sail-A-Way      | Ronald & Suzanne Doyle<br>36 Sail-A-Way<br>Centerville MA 02632                         | None. |
| 230098<br>25 Sail-A-Way      | Kathy & Colin Pierce<br>176 Walnut St<br>Shrewsbury MA 02545                            | None. |
| 230158<br>33 Sail-A-Way      | Roger Weismann, Jr.Tr.<br>Phinney Lane Realty Trust<br>40 Maple Ln<br>Medfield MA 02052 | None. |
| 230159<br>43 Sail-A-Way      | Roger Weismann, Jr.Tr.<br>Sail A Way Realty Trust<br>40 Maple Ln<br>Medfield MA 02052   | None. |
| 230160<br>41 Sail-A-Way      | Roger Weismann, Tr.<br>Sail A Way Realty Trust<br>40 Maple Ln<br>Medfield MA 02052      | None. |
| 230145<br>380 Phinney's Ln   | James & Maureen Junkin<br>380 Phinney's Ln<br>Centerville MA 02632                      | None. |
| 230208<br>398 Phinney's Ln   | David Leaver<br>398 Phinney's Ln<br>Centerville MA 02632                                | None. |
| 230146<br>19 Tellegen Tr     | James & Maureen Junkin<br>380 Phinney's Ln<br>Centerville MA 02632                      | None. |

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|--------------------------|---|-------|
| 230147<br>35 Tellegen Tr | Estate of Mildred Lavidor<br>15 Williams St<br>North Quincy MA 02171  | None. |
| 230148<br>49 Tellegen Tr | Sonia & Richard Schonning<br>49 Tellegen Trail<br>Centerville MA 02632  | None. |
| 230149<br>61 Tellegen Tr | Marcia Wyrwal<br>61 Tellegen Trail<br>Centerville MA 02632  | None. |
| 230150<br>73 Tellegen Tr | Justin Fernandes &<br>Whitney Lewis<br>73 Tellegen Trail<br>Centerville MA 02632                                | None. |
| 230151<br>85 Tellegen Tr | HL Holdings LLC<br>90 First St<br>Bridgewater MA 02324  | None. |
| 230152<br>89 Tellegen Tr | Richard W. Griffith III<br>89 Tellegen Trail<br>Centerville MA 02632  | None. |
| 230199<br>95 Whidah Way  | Kiersten Kaye & Mark Adamoyurka, Tr.<br>Adamoyurka Kaye Family Living Trust<br>82 Mayall Rd<br>Waltham MA 02453 | None. |
| 230200<br>93 Whidah Way  | Doris McCowen, Tr.<br>Doris McCowen Living Trust<br>10 Carriage Drive<br>Woodbridge CT 06525                    | None. |
| 230201<br>91 Whidah Way  | Matthew & Jennifer Sumner<br>91 Whidah Way<br>Centerville MA 02632  | None. |
| 230202<br>83 Whidah Way  | Brian & Deborah Hackett<br>83 Whidah Way<br>Centerville MA 02632  | None. |
| 230204<br>59 Whidah Way  | Scott Termini<br>1338 W Holtz Ave<br>Addison IL 60101   | None. |
| 230205<br>57 Whidah Way  | Peter & Jayne Robbins<br>57 Whidah Way<br>Centerville MA 02632  | None. |
| 230154<br>20 Whidah Way  | Wallace & Candace Seaver<br>PO Box 1003<br>Barnstable MA 02630  | None. |
| 230192<br>19 Whidah Way  | Christopher & Leah Green<br>19 Whidah Way<br>Centerville MA 02632   | None. |

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| 230193<br>32 Whidah Way    | Gail Casassa, Tr Casassa Family Trust<br>32 Whidah Way<br>Centerville MA 02632   | None. |
| 230194<br>48 Whidah Way    | Carolyn (Wieser) Coursey<br>48 Whidah Way<br>Centerville MA  | None. |
| 230195<br>62 Whidah Way    | William & Joanne Golden<br>62 Whidah Way<br>Centerville MA 02632   | None. |
| 230196<br>76 Whidah Way    | Deborah Wenzel<br>76 Whidah Way<br>Centerville MA<br>02632<br>Remainder to<br>James & Michael & Richard & Mark & Bruce<br>Wenzel & Rebecca Van Beeck | None. |
| 230197<br>86 Whidah Way    | James & Cheryl Hindman<br>86 Whidah Way<br>Centerville MA 02632  | None. |
| 230198<br>90 Whidah Way    | Gerald & Carol Zuccala<br>Remainder to<br>Michael Zuccala, Tr.<br>Zuccala Family Trust<br>90 Whidah Way<br>Centerville MA 02632                      | None. |
| 230203<br>69 Whidah Way    | Catherine Donohue<br>c/o Catherine M. Gilrein<br>36 Main St<br>Douglas MA 01516  | None. |
| 230206<br>45 Whidah Way    | Mark & Ann Wenzel<br>45 Whidah Way<br>Centerville MA 02632   | None. |
| 251010<br>65 Millstone Way | James F. Ruane, Tr.<br>James F. Ruane Living Turst<br>65 Millstone Way<br>Centerville MA 02632   | None. |
| 251153<br>6 Millstone Way  | Melissa C. Brennan<br>6 Millstone Way<br>Centerville MA 02632  | None. |
| 251154<br>18 Millstone Way | Michele A. Colley<br>18 Millstone Way<br>Centerville MA 02632  | None. |

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| 251155<br>32 Millstone Way   | Catherine Higgins & Robert Alden Higgins, Jr.<br>32 Millstone Way<br>Centerville MA 02632  | None. |
| 251156<br>46 Millstone Way   | Michael J. Alexander & Lorri Alexander, Tr.<br>Alexander Revocable Trust<br>46 Millstone Way<br>Centerville MA 02632   | None. |
| 251158<br>62 Millstone Way   | Kathleen W. Needham, Tr.<br>Kathleen W. Needham Trust<br>62 Millstone Way<br>Centerville MA 02632  | None. |
| 251159<br>27 Millstone Way   | Ravi Sarpatwari & Angelina Palombo<br>27 Millstone Way<br>Centerville MA 02632   | None. |
| 251160<br>9 Millstone Way    | Linda L. Leeman<br>9 Millstone Way<br>Centerville MA 02632   | None. |
| 251157<br>51 Millstone Way   | Each of the owners of 6, 9, 18, 27, 32, 46, 62 and 65 Millstone Way and 635 Phinney's Ln, whose names, addresses and parcel numbers are listed separately in this Exhibit. | None. |
| 251161<br>635 Phinney's Lane | Richard S. Wixom & Christina R. Wixom<br>635 Phinneys Ln<br>Centerville MA 02632   | None. |

# BARNSTABLE TOWN COUNCIL

ITEM# 2025-028

INTRO: 09/05/2024, 10/10/2024

## SUMMARY

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Daniel W. Santos, P.E., Director of Public Works  
**DATE:** September 05, 2024  
**SUBJECT:** Order authorizing the taking of road easements by eminent domain for sewer and water purposes over certain private roads known as: Beechwood Road, Cottonwood Lane, Sail-A-Way, Millstone Way, Tellegen Trail, and Whidah Way in Centerville; Sunny-Wood Drive, Centerboard Lane and Newspaper Road in Hyannis; Goose Point Road in Centerville and Hyannis; Marquand Drive in Marstons Mills; and Old East Osterville Road in Osterville

**BACKGROUND:** The Town is proceeding with plans to install sewers and related infrastructure in Centerville, Hyannis, Marstons Mills and Osterville. These proposed takings of easements in existing private ways are the third in a series of takings that are contemplated in order to deploy sewer lines in accordance with the Town's approved Comprehensive Wastewater Management Plan. The timely completion of these takings will also qualify this work for State Revolving Fund (SRF) monies in accordance with state funding. Utilizing the eminent domain procedure to acquire these easements will assure clear title to the property which is necessary to qualify for SRF funding. Because the value of the improvements exceeds the value of the easement within the travelled roadways, there is no provision for the award of monetary damages.

**FISCAL IMPACT:** None

**STAFF ASSISTANCE:** Daniel W. Santos, Director of Public Works; Griffin Beaudoin, Town Engineer; Shane Brenner, Town Surveyor; Thomas J. LaRosa, First Assistant Town Attorney

**B. NEW BUSINESS (First Reading) (Refer to Second Reading 10/24/2024)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2025-029  
INTRO: 10/10/2024**

**2025-029 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION**

**RESOLVED:** That the Town Council appoints the following individuals to a multiple-member Board/Committee/Commission: **Licensing Authority:** John Murphy, as an associate member to a term expiring 06/30/2027

**SPONSORS:** Appointments Committee Members: Councilor Jeffrey Mendes, Chair; Councilor Kris Clark, Vice Chair; Councilor Kristin Terkelsen; Councilor Charles Bloom; and Councilor Seth Burdick

| DATE  | ACTION TAKEN |
|-------|--------------|
| _____ | _____        |
| _____ | _____        |

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

**B. NEW BUSINESS (First Reading) (Refer to Second Reading 10/24/2024)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2025-030  
INTRO: 10/10/2024**

**2025-030 REAPPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION**

**RESOLVED:** That the Town Council appoints the following individuals to a multiple-member Board/Committee/Commission: **Board of Health:** Dan Luczkow, MD. as a regular member, to a term expiring 06/30/2027; Paul Canniff, as a regular member to a term expiring 06/30/2027.

**SPONSORS:** Appointments Committee Members: Councilor Jeffrey Mendes, Chair; Councilor Kris Clark, Vice Chair; Councilor Kristin Terkelsen; Councilor Charles Bloom; and Councilor Seth Burdick

| DATE  | ACTION TAKEN |
|-------|--------------|
| _____ | _____        |
| _____ | _____        |

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

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

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2025-031  
INTRO: 10/10/2024**

**2025-031 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FEDERAL FISCAL YEAR 2024 EMERGENCY MANAGEMENT PERFORMANCE GRANT IN THE AMOUNT OF \$15,500 FROM THE MASSACHUSETTS EMERGENCY MANAGEMENT AGENCY**

**RESOLVED:** That the Town Council does hereby authorize the Town Manager to contract for and expend a Federal Fiscal Year 2024 Emergency Management Performance Grant in the amount of **\$15,500** from the Massachusetts Emergency Management Agency for the purpose of funding the purchase of emergency tower lighting, a thermal monocular, and custom vinyl maps prepared for the Town of Barnstable.

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

| DATE  | ACTION TAKEN |
|-------|--------------|
| _____ | _____        |
| _____ | _____        |

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



# BARNSTABLE TOWN COUNCIL

**ITEM#2025-031**  
**INTRO: 10/10/2024**

## SUMMARY

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Jean B. Challies, Chief of Police  
**DATE:** September 19, 2024  
**SUBJECT:** Authorization to contract for and expend a Federal Fiscal Year 2024 Emergency Management Performance Grant in the amount of **\$15,500** from the Massachusetts Emergency Management Agency

**BACKGROUND:** The Department has been awarded a grant in the amount of \$15,500 for the purchase of One Thermal Monocular, emergency tower lighting, and emergency planning and maps of the Town of Barnstable.

The Barnstable Police Department is partnering with the five fire departments to prepare and plan for emergency incidents that might occur within the Town of Barnstable. During the planning process a few items of need have been identified as part of the on-going efforts to assist the community during an emergency. Portable lighting is one of these items. During emergency events; as day turns into night, it is extremely important for officers to be able to have portable lighting wherever it is needed. Another item that was discussed was a thermal monocular, this will allow for officers to be able to be mobile during search and rescues in low lite or nighttime hours where portable lighting is not available.

The Barnstable Police Department will also be purchasing custom vinyl maps that will include a tabletop training introduction and lesson plan binder, poker markers, map storage containers, and aerial views of locations. These maps will be custom made for the Town of Barnstable, they enhance real-world interoperability, they are portable and durable for any location and incident. Also included in the maps is a digital app online or on your mobile device.

**GRANT DETAIL:** \$15,500 will be used to pay for the purchasing of one portable light tower, one thermal monocular, and vinyl maps.

**FISCAL IMPACT:** This grant requires a 100% match, which is met via the annual maintenance contract for the Reverse 911 public notification system purchased through On Solve Inc, which exceeds the match requirement of \$15,500. All costs associated with this grant must be completed by June 30, 2025.

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

**STAFF ASSISTANCE:** Jean B. Challies, Chief of Police; Anne Spillane, Finance and Support Services Director; Lena Bevilacqua, Administrative Assistant to Investigative Services / Police Grant Coordinator

**B. NEW BUSINESS (Refer to Public Hearing 10/24/2024)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2025-032**

**INTRO: 09/19/2024, 10/10/2024**

**2025-032 APPROPRIATION ORDER IN THE AMOUNT OF \$33,000 IN COMMUNITY PRESERVATION HISTORIC PRESERVATION FUNDS FOR PHASE II OF RESTORATION AND PRESERVATION OF THE DOTTRIDGE HOMESTEAD, LOCATED AT 1148 MAIN ST, COTUIT**

**ORDERED:** That, pursuant to the provisions of the Community Preservation Act, G.L. c. 44B, the amount of **Thirty-Three Thousand Dollars (\$33,000)**, representing a portion of the total project cost of Five Hundred Thousand Dollars (\$500,000), be appropriated from the amount set aside for Historic Preservation within the Community Preservation Fund and granted to the Historical Society of Santuit and Cotuit for Phase II restoration and preservation work on the historic resource Dottridge Homestead located at 1148 Main Street, Cotuit, as shown on Assessor’s Map 034, Parcel 051. The property has an existing Preservation Restriction held by the Town of Barnstable. 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# 2025-032**  
**INTRO: 09/19/2024, 10/10/2024**

## SUMMARY

**TO:** Town Council  
**FROM:** Mark Ells, Town Manager  
**THROUGH:** Lindsey Counsell, Chairman, Community Preservation Committee  
**DATE:** September 19, 2024  
**SUBJECT:** Appropriation Order in the amount of **\$33,000** in Community Preservation Historic Preservation Funds to the Historical Society of Santuit and Cotuit for Phase II of the Restoration and Preservation of the Dottridge Homestead Located at 1148 Main Street, Cotuit

**BACKGROUND:** At the August 19, 2024, Community Preservation Committee meeting, the six 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 \$33,000 in Community Preservation Historic Preservation Funds for Phase II work for their project: Grand Plan to Expand - Building a Future for Cotuit's Past. Phase II work had previously been approved within the HSSC's 2021 Community Preservation Fund grant for \$87,500, but due to overages in other CPA awarded project areas, work could not commence. Phase II work includes the installation of an HVAC system in an attic storage space for archives and restoring the authentic early 19<sup>th</sup> century Homestead buttery. The addition of climate control will allow safe storage and preservation of all artifacts, so they are available to educate future generations about Cotuit's rich historical heritage. Completion of the restoration of Dottridge Homestead serves as an accurate representation of what it was in the mid-19<sup>th</sup> century. The total cost of the entire project is \$500,000 with matching funds to be provided privately. A Preservation Restriction has previously been recorded for the Dottridge Homestead property.

**ANALYSIS:** The Dottridge Homestead is an historically significant property where important local historical artifacts are stored and preserved for the benefit of the public and future generations.

**FISCAL IMPACT:** The current balance in the reserve set aside for historic preservation is \$1,048,844. 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 of this item.

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

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

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2025-033  
INTRO: 10/10/2024**

**2025-033 DETERMINATION UNDER SECTION 19 OF THE STATE CONFLICT OF INTEREST LAW REGARDING PARTICIPATION IN MATTERS RELATING TO A POTENTIAL INCREASE IN THE TOWN'S PERCENTAGE CONTRIBUTION TO THE HEALTH INSURANCE COSTS OF ITS RETIREES**

**RESOLVED:** That the Town Council does hereby authorize Town Manager Mark Ells to participate in matters relating to a potential increase in the percentage amount of the Town's contributions to the total monthly cost of contracts of health insurance for its retirees, and determines that the financial interest of Mark Ells in such matters, as described in Mr. Ells' disclosure form presented to the Town Council at this meeting in accordance with M.G.L. c. 268A, § 19, is not so substantial as to be deemed likely to affect the integrity of the services which the Town may expect from Mr. Ells in his role as Town Manager; and further authorizes and directs the Town Council President to make such determination on Mr. Ells' disclosure form on behalf of the Town Council.

**SPONSOR:** Felicia R. Penn, Town Council President

| DATE  | ACTION TAKEN |
|-------|--------------|
| _____ | _____        |
| _____ | _____        |

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

# BARNSTABLE TOWN COUNCIL

**ITEM# 2025-033**  
**INTRO: 10/10/2024**

## SUMMARY

**TO:** Members of the Town Council  
**FROM:** Karen L. Nober, Town Attorney  
**DATE:** September 19, 2024  
**SUBJECT:** Determination under Section 19 of the state Conflict of Interest Law regarding participation in matters relating to a potential increase in the town's percentage contribution to the health insurance costs of its retirees

**BACKGROUND:** Section 19 of G.L. c. 268A, the state conflict of interest law, prohibits a municipal employee from participating in a particular matter in which he or she has a financial interest, unless the employee's appointing authority makes a determination that the financial interest is not so substantial as to be deemed likely to affect the integrity of the services which the Town may expect from the employee. Section 19 requires that an employee who wishes to participate in such a matter file with the employee's appointing authority a disclosure of the nature and circumstances of the particular matter and make full disclosure of the employee's financial interest prior to participating. If the appointing authority makes such a determination, then the employee may participate in the matter, notwithstanding his or her financial interest.

The Town recently increased its percentage contribution for health insurance for its employees from 50% to 70% to effectively compete with other public employers and maximize the Town's ability to attract, hire and retain quality employees. No change was made to the percentage amount of health insurance contributions for the Town's retirees.

As set forth in the attached disclosure, Mr. Ells has a reasonably foreseeable financial interest in any potential increase to the Town's contribution to the costs of health insurance for its retirees. Accordingly, he seeks authorization from the Council to allow him to participate in matters relating to any such potential increase, including making recommendations to the Council and making Section 19 determinations for other Town staff so that they may assist him and participate in such matters.

**STAFF ASSISTANCE:** Karen L. Nober, Town Attorney

**DISCLOSURE BY NON-ELECTED MUNICIPAL EMPLOYEE OF FINANCIAL INTEREST  
AND DETERMINATION BY APPOINTING AUTHORITY  
AS REQUIRED BY G. L. c. 268A, § 19**

| <b>MUNICIPAL EMPLOYEE INFORMATION</b>   |   |
|---|---|
| Name:   | Mark S. Ells  |
| Title or Position:  | Town Manager  |
| Municipal Agency:   | Town of Barnstable  |
| Agency Address:   | Town Hall<br>367 Main St.<br>Hyannis, MA 02601  |
| Office Phone:   | 508-862-4610  |
| Office E-mail:  | Mark.ells@town.barnstable.ma.us   |
|   | My duties require me to participate in a particular matter, and I may not participate because of a financial interest that I am disclosing here. I request a determination from my appointing authority about how I should proceed.   |
| <b>PARTICULAR MATTER</b>  |   |
| Particular matter<br><br>E.g., a judicial or other proceeding, application, submission, request for a ruling or other determination, contract, claim, controversy, charge, accusation, arrest, decision, determination, or finding. | Please describe the particular matter.<br><br>The Town recently increased its percentage contribution for health insurance for its employees from 50% to 70% to effectively compete with other public employers and maximize the Town's ability to attract, hire and retain quality employees. No change was made to the percentage amount of health insurance contributions for the Town's retirees. The Town's retirees are now asking the Town to make the same change for them. |
| Your required participation in the particular matter:<br><br>E.g., approval, disapproval, decision, recommendation, rendering advice, investigation, other.   | Please describe the task you are required to perform with respect to the particular matter.<br><br>As Town Manager, I would work with my staff to develop a recommendation to present to the Town Council on this matter. Because some members of my staff also have a financial interest in this matter, I would need to make Section 19 determinations for them as their appointing authority.  |
| <b>FINANCIAL INTEREST IN THE PARTICULAR MATTER</b>  |   |

|   |  |
|---|--|
| <p><b>Write an X by all that apply.</b></p> | <p><input checked="" type="checkbox"/> I have a financial interest in the matter.</p> <p><input type="checkbox"/> My immediate family member has a financial interest in the matter.</p> <p><input type="checkbox"/> My business partner has a financial interest in the matter.</p> <p><input type="checkbox"/> I am an officer, director, trustee, partner or employee of a business organization, and the business organization has a financial interest in the matter.</p> <p><input type="checkbox"/> I am negotiating or have made an arrangement concerning future employment with a person or organization, and the person or organization has a financial interest in the matter.</p> |
| <p>Financial interest in the matter</p>     | <p>Please explain the financial interest and include a dollar amount if you know it.</p> <p>As an employee of the Town of Barnstable, I obtain health insurance through the Town. Due to my years of service, I am vested in the Barnstable County Retirement System, and I will obtain health insurance through that System as a retiree of the Town when I retire. If the Town's contribution percentage for the health insurance of the Town's retirees increases, the percentage contribution for retirees will decrease. When I retire, this will affect the percentage contribution I would make as a Town retiree, and therefore, I have a financial interest in this matter.</p>       |
| <p>Employee signature:</p>                  | <p><i>[Handwritten Signature]</i></p>  |
| <p>Date:</p>                                | <p>9.17.2024</p>   |

**DETERMINATION BY APPOINTING OFFICIAL**

| <p align="center"><b>APPOINTING AUTHORITY INFORMATION</b></p> |  |
|---|--|
| <p>Name of Appointing Authority:</p>                          |  |
| <p>Title or Position:</p>                                     |  |
| <p>Agency/Department:</p>                                     |  |
| <p>Agency Address:</p>  |  |
| <p>Office Phone:</p>  |  |
| <p>Office E-mail</p>  |  |
| <p align="center"><b>DETERMINATION</b></p>                    |  |
| <p>Determination by appointing authority:</p>                 | <p>As appointing official, as required by G.L. c. 268A, § 19, I have reviewed the particular matter and the financial interest identified above by a municipal employee. I have determined that the financial interest is not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee.</p> |
| <p>Appointing Authority signature:</p>                        |  |

|          |  |
|----------|--|
|          |  |
| Date:    |  |
| Comment: |  |

Attach additional pages if necessary.

The appointing authority shall keep this Disclosure and Determination as a public record.

Form revised February, 2012



**B. NEW BUSINESS (Refer Public Hearing 10/24/2024)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2025-035  
INTRO: 10/10/2024**

**2025-035 APPROPRIATION ORDER IN THE AMOUNT OF \$80,000 FOR THE PURPOSE OF FUNDING THE SOLID WASTE FACILITY LANDFILL INFILTRATION BASIN NUMBER 1 SWALE REPAIRS PROJECT**

**ORDERED:** That the amount of **\$80,000** be appropriated from the Solid Waste Enterprise Fund reserves for the purpose of funding the Solid Waste Facility Landfill Infiltration Basin Number 1 Swale Repairs Project and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

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

| DATE  | ACTION TAKEN |
|-------|--------------|
| _____ | _____        |
| _____ | _____        |

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

# BARNSTABLE TOWN COUNCIL

**ITEM# 2025-035**  
**INTRO: 10/10/2024**

## SUMMARY

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Daniel W. Santos, P.E., Director of Public Works  
**DATE:** October 10, 2024  
**SUBJECT:** Appropriation Order in the amount of **\$80,000** for the Solid Waste Facility Landfill Infiltration Basin No. 1 Swale Repairs Project

**BACKGROUND:** The project includes repairs to the existing swale leading to landfill infiltration basin number 1 at the solid waste facility. Over the years, the swale has experienced significant erosion and now requires repairs. The repairs will include regrading of the swale and installation of new rip-rap (stone) in the swale to repair the erosion and prevent future erosion.

**FINANCIAL IMPACT:** Funding for this project will be provided from the Solid Waste Division Enterprise Fund which has an available balance of \$1,885,310.

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

**STAFF ASSISTANCE:** Daniel W. Santos, P.E., Director of Public Works

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

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2025-036  
INTRO: 10/10/2024**

**2025-036 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2025 LOCAL BOTTLENECK REDUCTION PROGRAM GRANT FROM THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$500,000 FOR CONSTRUCTION OF INTERSECTION IMPROVEMENTS IN THE VILLAGE OF HYANNIS**

**RESOLVED:** That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2025 Massachusetts Department of Transportation Local Bottleneck Reduction Program Grant for the purpose of constructing intersection improvements at Main Street and Center Street/Old Colony Road and at Main Street and Camp Street/Lewis Bay Road in the Town of Barnstable, Village of Hyannis.

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

| DATE  | ACTION TAKEN |
|-------|--------------|
| _____ | _____        |
| _____ | _____        |

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

# BARNSTABLE TOWN COUNCIL

**ITEM# 2025-036**  
**INTRO: 10/10/2024**

## SUMMARY

**TO:** Town Council  
**FROM:** Mark S. Ells, Town Manager  
**THROUGH:** Daniel W. Santos, P.E., Director, Department of Public Works  
**DATE:** October 10, 2024  
**SUBJECT:** Authorization to contract for and expend a Fiscal Year 2025 Local Bottleneck Reduction Program Grant from the Massachusetts Department of Transportation in the amount of **\$500,000** for construction of intersection improvements in the village of Hyannis

**BACKGROUND:** The Town of Barnstable was awarded a MassDOT Local Bottleneck Reduction Program grant valued at up to **\$500,000** from the Commonwealth of Massachusetts on September 27, 2022. The purpose of this grant is to reduce traffic congestion and make other improvements at intersections. Engineering investigations and design over the past two years led to the current project scope, which involves improvements to two intersections in Hyannis, at Main Street & Center Street/Old Colony Road and at Main Street & Camp Street/Lewis Bay Road.

**ANALYSIS:** The proposed work will include traffic signal upgrades (perhaps most notably new pedestrian signals where none are currently present at the intersection of Main Street & Center Street/Old Colony Road), as well as improvements to some curb ramps, intersection resurfacing, and updating traffic signs and pavement markings. These improvements are anticipated to significantly improve traffic flows and traffic safety at these busy intersections.

**FISCAL IMPACT:** The Town is responsible for costs exceeding the \$500,000 committed by MassDOT. Based on the engineer's estimate of \$2,068,000 for the total project, the Town's anticipated fiscal impact is \$1,568,000, which is funded through an allotment of the Town's Chapter 90 funds.

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

**STAFF ASSISTANCE:** Daniel W. Santos, P.E., Director, Department of Public Works

**B. NEW BUSINESS (First Reading) (Refer to Second Reading 10/24/2024)**

**BARNSTABLE TOWN COUNCIL**

**ITEM# 2025-037  
INTRO: 10/10/2024**

**2025-037 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION**

**RESOLVED:** That the Town Council appoints the following individuals to a multiple-member Board/Committee/Commission: **Airport Commission:** Margarete Maillho, as a regular member to a term expiring 06/30/2027; **Board of Health:** Christine Beer, as a regular member to a term expiring 06/30/2027; **Human Services Committee:** Kevin Matthews, as a regular member to a term expiring 06/30/2027; **Mid Cape Cultural Council:** Beverly Parke, as a regular member to a term expiring 12/31/2026; **Steamship Authority Port Council:** Greg Egan, as a representative member from Barnstable to a term expiring 12/31/2025; **Waterways Committee:** Jacob Angelo, as a regular member to a term expiring 06/30/2025; **Zoning Board of Appeals:** Rodney Tavano, as an associate member to a term expiring 06/30/2027

**SPONSORS:** Appointments Committee Members: Councilor Jeffrey Mendes, Chair; Councilor Kris Clark, Vice Chair; Councilor Kristin Terkelsen; Councilor Charles Bloom; and Councilor Seth Burdick

| DATE  | ACTION TAKEN |
|-------|--------------|
| _____ | _____        |
| _____ | _____        |

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