



Town Council Meeting  
February 6, 2025

A quorum being duly present, President Craig Tamash called the February 6, 2025, Town Council meeting to order at 6:02 PM.

An announcement was made by President Tamash regarding the meeting being televised live and questioning if anyone was actively taping the session to please make their presence known. This session is recorded and broadcast on Channel 8 or Channel 1072.

**PRESENT:** Charles Bloom, Seth Burdick, Kristine Clark, John Crow, Matthew Levesque, Betty Ludtke, Paul Neary (6:04 PM), Craig Tamash, Kristin Terkelsen

**ZOOM:** Felicia Penn, Paula Schnepf, Gordon Starr

**ABSENT:** Jeffrey Mendes

Councilor Betty Ludtke welcomed Assistant Town Manager Andy Clyburn, a Coast Guard veteran, to lead the pledge of allegiance followed by President Tamash with a moment of silence.

President Tamash asked Department of Public Works (DPW) Director Dan Santos to come to the podium to read the Certificate of Appreciation from the Town Council to the DPW's Solid Waste Division employee Larence Reney. President Tamash and Councilor Levesque were on hand to help present the certificate.

**PUBLIC COMMENT:**

**In-Person:**

John Julius discussed the water and wastewater issues with overbuilding. He felt it was a disgrace regarding the overbuilding of affordable housing due to the criminal activity in these areas.

Eric Schwaab spoke about the 120 Police response to 77 Winter Street and the 180 Hyannis Fire District responses regarding calls for assistance at the Homeless Shelter. He questioned the move to the new location and what it would do to these calls for assistance.

Peter Hansen explained Osterville village should remain a quaint village. He felt any changes to zoning and/or regulations should be left up to the individual village to decide if they want them in their village. He said there was a lack of representation until the Ad Hoc Committees were created. He hoped these committees would help in the review of the housing production plan.

Cliff Carroll passed out a response letter (Exhibit A) to the Housing Production Plan. He felt water was an overlooked issue and the housing plan was not properly vetted as the public did not vote on it.

**COUNCIL RESPONSE TO PUBLIC COMMENT:**

(Ludtke) The Housing Production Plan is a first read tonight so there is no discussion. She added she was looking forward to a healthy discussion. (Crow) noted there was no public engagement with the Housing Production Plan.

Close Public Comment

**TOWN MANAGER'S COMMUNICATIONS: (Pre-Recorded)** The Town Manager's report has been pre-recorded and is available to the Town Council and the public. The report will be prepared in written form and posted on the Town Manager's website. The Town Manager and staff will be available to answer any questions regarding the report as presented. (Exhibit B)

- Preparation of Capital and Operating Budget for Fiscal Year 2026
- Executive Office of Energy and Environmental Affairs (EEA) issued a Notice of Public Hearing and draft regulations for implementing the Public Lands Preservation Act, now referred to by EEA as the Open Space Act – update.
- Sanjana Paul from Massachusetts Institute of Technology (MIT) Renewable Energy Facility Siting Clinic requesting Barnstable enter into a letter agreement with MIT regarding spring semester continuation of the clinic.
- New video regarding ways for residents to communicate with the Town, including email, phone and via our app.
- James Kupfer, Director of Planning and Development, will give an update on the Local Comprehensive Plan and Great Streets,

**ACT ON PUBLIC SESSION MINUTES:**

Upon a motion duly made and seconded, it was voted to accept the minutes of January 30, 2025, as presented.

**VOTE: PASSES 10 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, STARR, TAMASH, TERKELSEN**

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

- **Update from Comprehensive Financial Advisory (CFAC), Hector Guenther, Chair**  
Hector Guenther, Chair of the CFAC gave an update on budget management, debit service regarding the Comprehensive Waste Water Management Plan (CWMP) **Discussion:** (Ludtke) Will there be time to give warning about a debt override. (Guenther) If you know recession then the meals and hotel taxes are down and the CWMP visibility is 12 to 18 months. Debt exclusion override has failed numerous times in Barnstable with only The Community School at Cape Cod Tech approved by the voters for a debt exclusion override. If it failed then asking for funds for the CWMP then it would be tough on the General Fund revenue and services will be squeezed. (Levesque) what about last year's Capital Improvement Programs (CIP) (Guenther) He explained Mark Milne, Director of Finance found additional funding so there was no need for a debt exclusion override until at least 2030.

- **Update from Cape Light Compact, Maggie Downey, Chief Administrative Officer**  
David Anthony, Asset Management Director and Compact Secretary introduced Maggie Doherty, Chief Administrative Officer and noted that Sean Hogan Environmental Sustainability Integration Manager was the alternative. She talked about the history of the Cape Light Compact (the Compact), the power supply which offers 100 percent renewable power supply to Cape Cod and the Vineyards, energy efficiency programs which offers rebates and incentives to residents and businesses to make energy efficient upgrades and consumer advocacy. (Anthony) added that no one customer is the same, we have unique situations with each homeowner, and we are able to help. Our robust website and the people at Compact are very knowledgeable. **Discussion:** (Tamash) You spoke about utilizing programs to help with propane, oil and electricity why not gas. (Doherty) Gas customers are eligible to participate. But

we are not the lead with natural gas heated homes we can give advice and suggest other programs..

- **Discussion on Flow Neutral, James Kupfer, Director, Planning and Development; Dan Santos, Director, Department of Public Works**

Jim Kupfer, Planning and Development Director, gave an introduction regarding Flow Neutral policy. It is a very specific land use control. He discussed borrowing for the upcoming water and wastewater programs trying to get zero percent financing or as close to that as possible. He spoke about the criteria for a zero percent loan and if Barnstable would meet these measures. We will need to have an ordinance which speaks to the wastewater flow management in the Town of Barnstable. Question to Council shall we begin to create a land use control policy that the Town Council may consider at a future hearing. Michelle Mochnoc Higgins, program manager for the State Revolving Fund introduced herself and was available on zoom for any questions. (Penn) questioned why the town had not developed this land use control policy. (Ells) this is a question for the past presidents and councils as this has been an issue for 35 years. He gave his opinion on this matter that if there was a land use control policy that some felt might limit growth. Mark Milne Finance Director has looked at the financial side of this option and it was not entirely clear how this would limit growth (Levesque) Explained as a past president that this was brought up as a workshop and it was something we were actively talking about in 2023. We wanted to move this forward to meet certain deadlines (Terkelsen) Please explain the concept of order in which you hook up. (Kupfer) As the sewer goes down the road and residents hook into the sewer system that essentially eats into our growth capacity. We are not limiting it to holding for certain capacity in certain areas until such time it becomes a reality. (Santos) said we are keeping track of growth, and we are seeing trends where additional flow if coming in above what we planned we would go back to the Massachusetts Environmental Protection Act and request a notice of project change to increase our CWMP flow numbers. We have the ability as the community grows in ways that we may not anticipate today to go back and do a change and the purpose for that approach is the state then gets to weigh in. (Schnepp) Concept presented to us is a good first step and I would definitely encourage us to take the next step for a policy to be developed and brought back to Council. (Ludtke) As the CWMP rolls out I should think technology should improve with an alternative innovation system. (Kupfer) We have significant amount of build out in the plan. If everyone is building out then we would be back having discussions with the council regarding our next step.

Break 10 minutes

Vice president Clark announce agenda item 2025-060 will be withdrawn so that it can be re-advertised for the March 6, 2025, Town Council meeting.

<b>2025-060      AMENDING THE CODE OF THE TOWN OF BARNSTABLE, PART I GENERAL ORDINANCES, CHAPTER 240 ZONING TO REVISE THE DEFINITION OF ACCESSORY DWELLING UNIT (ADU) AND TO REVISE USE AND DIMENSIONAL REQUIREMENTS, FLOOR AREA DEFINITION, AND CLARIFY PARKING RESTRICTIONS AND NO OWNER-OCCUPANCY REQUIREMENT FOR ADUS INTRO: 12/05/2024, 02/06/2025</b>
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Upon a motion duly made and seconded it was

**ORDERED:** That the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning be amended as follows:

## **SECTION 1**

By amending Article XIV, Section 240-128 by deleting the definition of “Accessory Dwelling Unit (ADU)” in its entirety and inserting the following new definition in its place:

**ACCESSORY DWELLING UNIT (ADU)**

An accessory dwelling unit (ADU) is a self-contained dwelling unit that provides complete independent living facilities for one or more persons, as outlined herein, including permanent provisions for living, sleeping, eating, cooking and sanitization, incorporated within a lawful principal single-family dwelling or within a detached building accessory to and on the same lot and in the same ownership as a lawful principal single-family dwelling use. The ADU shall maintain a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress. ADUs shall have a maximum gross floor area that is not larger than 1/2 of the gross floor area of the principal single-family dwelling unit (exclusive of floor area that was converted to the ADU), or 900 square feet, whichever is smaller, unless special permit relief is granted with respect to the requirements of § 240-47.2C(4) with regard to square footage.

**SECTION 2**

By amending Article V Accessory Uses, Section 240-47.2 Accessory Dwelling Units (ADUs), by deleting subsection (C)(1) in its entirety and inserting the following new subsection (C)(1) in its place:

“(1) A Special Permit is required if an applicant is seeking more than one ADU in a single-family residential zoning district.”

**SECTION 3**

By further amending said Section 240-47.2 by inserting the following sentence after the second sentence in subsection (C)(3):

“The ADU shall maintain a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress.”

**SECTION 4**

By further amending said Section 240-47.2 by deleting the word “habitable” wherever it appears in Subsection (C)(4) and replacing it with the word “gross” in each instance.

**SECTION 5**

By further amending said Section 240-47.2 by adding the following sentence at the end of Subsection (C)(7):

“No more than one additional parking space per ADU shall be required, provided that no additional parking shall be required when an ADU is located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station.”

**SECTION 6**

By further amending said Section 240-47.2 by inserting the following new Subsection (C)(12) and by renumbering the existing Subsection (C)(12) as Subsection (C)(13):

“(12) The use of land or structures for an accessory dwelling unit shall not require owner occupancy of either the accessory dwelling unit or the principal dwelling.”

**VOTE: WITHDRAW AND RE-ADVERTISE FOR MARCH 6, 2025, TOWN COUNCIL MEETING PASSES 12 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN**

**2025-072 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2025 JAIL/ARREST DIVERSION PROGRAM COMPONENT GRANT IN THE AMOUNT OF \$117,500 FROM THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF MENTAL HEALTH INTRO: 02/06/2025**

Police Chief Jean Challis gave the rationale.

Upon a motion duly made and seconded it was

**RESOLVED:** That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2025 Jail/Arrest Diversion Program Component Grant from the Commonwealth of Massachusetts, Department of Mental Health in the amount of **\$117,500** for the purpose of funding costs for police diversion programs, including costs for training, overtime, outreach and stakeholder engagement, as well as funding a portion of the costs of the Community Service Officer program.

**VOTE: PASSES 12 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN**

**2025-073 APPROVAL OF THE APPOINTMENTS TO THE APPOINTMENTS COMMITTEE INTRO: 02/06/2025**

Upon a motion duly made and seconded it was

**RESOLVED:** That the Town Council does hereby approve the Town Council President’s appointments of Councilor Jeffrey Mendes; Councilor Charlie Bloom; Councilor John Crow; Councilor Seth Burdick; and Councilor Kristin Terkelsen as members of the standing Appointments Committee of the Town Council.

**VOTE: PASSES 12 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN**

**2025-074 RESOLVE APPROVING AND ADOPTING THE TOWN OF BARNSTABLE 2025 HOUSING PRODUCTION PLAN DATED MAY 2, 2024 INTRO: 02/06/2025**

Upon a motion duly made and seconded to amend as follows:

**WHEREAS**, the Town of Barnstable 2025 Housing Production Plan contains a comprehensive housing needs assessment, affordable housing goals and implementation strategies to achieve the Plan’s goals and develop affordable housing in the Town of Barnstable; and

**WHEREAS**, a draft of the Housing Production Plan has been made available for public review on the Town website since June 6, 2024; and

**WHEREAS**, the Town of Barnstable draft Housing Production Plan was presented to the Town of Barnstable Planning Board at duly noticed public meetings held on June 24, 2024, October 28, 2024, and November 25, 2024; and

**WHEREAS**, at its November 25, 2024 meeting, the Planning Board unanimously voted to recommend approval of the Housing Production Plan to the Barnstable Town Council;

**NOW, THEREFORE, BE IT RESOLVED:** That the Barnstable Town Council hereby approves and adopts the Town of Barnstable 2025 Housing Production Plan dated May 2, 2024, in the form as provided to the Town Council and presented at this meeting and authorizes the Town Manager to submit the Housing Production Plan to the Executive Office of Housing and Livable Communities for approval.

**VOTE: REFER TO PUBLIC HEARING ON 02/27/2025 - PASSES 12 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN**

**2025-075                      AMENDING THE CODE OF THE TOWN OF BARNSTABLE, PART I  
GENERAL ORDINANCES, CHAPTER 240 ZONING TO ADD THREE PROPERTIES TO THE  
MULTIFAMILY AFFORDABLE HOUSING RESIDENTIAL DISTRICT TO ALLOW FOR BY-  
RIGHT AFFORDABLE HOUSING IN ADDITION TO SPECIAL PERMIT AFFORDABLE  
HOUSING, AND TO ADD PARKING REQUIREMENTS, ROOF MOUNTED SOLAR SYSTEM  
REQUIREMENTS, PRINCIPAL PERMITTED USES, AND OTHER MULTIFAMILY  
AFFORDABLE HOUSING REQUIREMENTS INTRO: 02/06/2025**

Upon a motion duly made and seconded it was

**ORDERED:** That the Code of the Town of Barnstable, Part I, General Ordinances, Chapter 240 Zoning be amended as follows:

**SECTION 1:**

By amending the Zoning Map of Barnstable, Mass. dated September 1, 1998, as previously amended, as referenced in Article II, Section 240-6, to add the following properties to the Multi-Family Affordable Housing Residential District, as shown on the map dated January 9, 2025, prepared by the Town of Barnstable Geographical Information System Unit, and entitled "Proposed Amendment to the Multifamily Affordable Housing Residential District": 825 Falmouth Road, as shown on Assessors' Map 271, Parcel 097; 767 Falmouth Road, as shown on Assessors' Map 271, Parcel 096; and 577 Falmouth Road, as shown on Assessors' Map 271, Parcel 043.

**SECTION 2:**

By amending Article III, Section 240-16.1 MAH Residential District, Subsection A. Purpose, by inserting after the word "authorize" the following words: "by right and".

**SECTION 3:**

By further amending said Section 240-16.1 by renumbering Subsections B through I as Subsections C through J, and by inserting the following new Subsection B after Subsection A: "B. Location. The MAH Residential District is identified on a map entitled "Proposed Amendment to the Multifamily Affordable Housing Residential District" dated January 9, 2025, as shown on the Zoning Map of Barnstable.

Map and Parcel Information for the properties within the MAH Residential District is:

- 850 Falmouth Road – Assessors Map 250, Parcel 036; Assessors Map 250, Parcel 160
- 577 Falmouth Road – Assessors Map 271, Parcel 043
- 825 Falmouth Road – Assessors Map 271, Parcel 097
- 767 Falmouth Road – Assessors Map 271, Parcel 097

**SECTION 4**

By further amending said Section 240-16.1, renumbered Subsection C. Principal Permitted Uses, by adding a new subsection (2) after subsection (1) as follows:

- (2) Duplex residential dwellings.

## **SECTION 5**

By further amending said Section 240-16.1, renumbered Subsection E. Bulk Regulations, as follows:

- A. By amending the Minimum Lot Area from 87,120 square feet to 43,560 square feet;
- B. By amending the Minimum Yard Setbacks as follows: by amending the Front Yard Setback from 60 feet to 15 feet, by amending the Side Yard Setback from 30 feet to 10 feet and by amending the Rear Yard Setback from 30 feet to 10 feet.

## **SECTION 6**

By further amending said Section 240-16.1 by deleting renumbered Subsection F, Density Requirements, in its entirety and inserting the following new subsection F. in its place:

“Density Requirements. The total number of residential units allowable as permitted uses within a Multifamily Affordable Housing Development (MAHD) shall not exceed 20 per acre of upland. Multiple principal buildings/structures are permitted per lot.”

## **SECTION 7**

By further amending said Section 240-16.1 by renumbering the previously renumbered Subsections G through J as new Subsections I through L and by inserting new Subsections “G. Parking” and “H. Solar” after renumbered Subsection F as follows:

“G. Parking. 1.5 parking spaces are required per residential dwelling unit. Parking dimensions shall be a minimum of 9’ by 18’. Drive aisle between parking spaces shall be a minimum of 22’.

H. Solar. Each residential structure shall be required to install roof mounted solar system(s) equal to at least 6 watts per square foot of conditioned space. Exceptions shall be granted if natural vegetative shading makes all or part of a roof mounted solar system nonviable. The total installed solar may be reduced if it can be shown that the mandated size would exceed the annual energy needs of the structure. The size may be reduced by 25% if a battery system of 5 kilowatt-hour (kWh) or larger is installed. Exception shall be if natural vegetative shading makes all or part of a roof mounted solar system nonviable.”

## **SECTION 8**

By further amending said Section 240-16.1 by deleting renumbered Subsection I., Affordable units, in its entirety and inserting the following new Subsection I. in its place:

“I. Affordable units. 100% of the dwelling units shall be affordable units as defined further below and subject to the following conditions:

- (1) Affordable units for Principal Permitted Uses.
  - a. Affordable units to be developed as principal permitted uses shall not be subject to Chapter 9 Article I, Inclusionary Affordable Housing Requirements.

- b. An individual or household with total annual income that does not exceed the following percentages of the area median income for the Town of Barnstable, as determined annually by the United States Department of Housing and Urban Development:
  - i. 10% of the units shall be affordable to individuals who qualify as no greater than 70% of the Area Median Income.
  - ii. 90% of the units shall be affordable to individuals who qualify between 70% and 100% of the Area Median Income.
- c. All affordable units shall remain affordable for a minimum of 15 years through a use restriction which shall assure this condition. The use restriction shall be structured to survive any and all foreclosures.
- d. The continuing enforcement of the use restriction through subsequent resale of the affordable units shall be the subject of a monitoring agreement.
- e. No occupancy permit shall be requested until the affordable dwelling units have been approved by the subsidizing agency and evidence of such has been submitted to the Town Attorney.

(2) Affordable units for Multifamily affordable housing developments

- (a) An individual or household with total annual income that does not exceed the following percentages of the area median income for the Town of Barnstable, as determined annually by the United States Department of Housing and Urban Development:
  - (i) For the purchaser of a condominium unit: 50%.
  - (ii) For the tenant in a rental unit: 50%.
- b) All affordable units shall remain affordable, as defined herein, in perpetuity. A use restriction shall ensure this condition. The use restriction shall be structured to survive any and all foreclosures.
  - i. The continuing enforcement of the use restriction through subsequent resale of the affordable units shall be the subject of a monitoring agreement.
  - ii. The use restriction and the monitoring agreement shall be drafted in compliance with the Local Initiative Program (LIP), and guidelines promulgated thereunder. The use restriction and the monitoring agreement shall be subject to review and approval by the Planning Board and approved as to form by the Town Attorney's office prior to the issuance of any building permits for any dwelling unit.
  - iii. The affordable unit shall conform to all Executive Office of Housing and Livable Communities (EOHLC) standards that must be met to qualify these units for inclusion in the EOHLC Subsidized Housing Inventory (SHI).



- iv. A right of first refusal upon the transfer of such affordable units shall be granted to the Town or its designee for a period of not less than 120 days after notice thereof.
  - v. Affordable units shall not be segregated within the MAHD. The affordable units shall satisfy the design and construction standards and guidelines of the Local Initiative Program with regard to distinguishability from market rate units. It is the intent of this section that the affordable units shall be eligible for inclusion in the EOHLC Subsidized Housing Inventory as LIP units.
  - vi. Reserved.
  - vii. In computing the number of required affordable units, any fraction of a unit shall be rounded up, and the result of this computation shall be the number of affordable units required to be built within the MAHD. Affordable units shall only be located within any development permitted under this provision. This standard is not subject to variance.
- c) No occupancy permit shall be requested until the affordable dwelling units have been approved by the EOHLC as eligible for the EOHLC Subsidized Housing Inventory under the Local Initiative Program (LIP) Guidelines.”

## SECTION 9

By further amending said Section 240-16.1, renumbered Subsection L. Definitions, as follows:

- A. By deleting the words “AFFORDABLE UNIT” and inserting “AFFORDABLE UNIT FOR MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENTS” in their place.
- B. By deleting the definition of “QUALIFIED AFFORDABLE HOUSING UNIT PURCHASES OR TENANT” and inserting the following new definition in its place:

“Duplex residential dwellings - A detached residential building containing two dwelling units.”

- C. By adding the following new definition at the end of said Subsection:  
“USE RESTRICTION FOR PERMITTED USES

A use restriction is a deed restriction or other legally binding instrument in a form consistent with the requirements of the subsidizing agency. A use restriction shall contain terms and conditions for the resale of a homeownership unit, including definition of the maximum permissible resale price, and for the subsequent rental of a rental unit, including definition of the maximum permissible rent. A use restriction shall require that tenants of rental units and owners of homeownership units shall occupy the units as their principal residences.”

D. By deleting the words "USE RESTRICTION" and inserting "USE RESTRICTION FOR MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENTS" in their place.

**VOTE: REFER TO PLANNING BOARD – PASSES 12 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN**

**2025-076      RESOLVE DELEGATING AUTHORITY TO THE TOWN MANAGER TO ACT ON TWO GRANTS OF LOCATION FOR TWO NATIONAL GRID PROJECTS INTRO: 02/06/2025**

Tom LaRosa, First Assistant Town Attorney gave the rationale.

Upon a motion duly made and seconded it was

**RESOLVED:** That, in accordance with Section 2-9 of the Charter of the Town of Barnstable, the Town Council hereby delegates its authority to the Town Manager under section 70 of Chapter 164 of the General Laws, and any other applicable provision of law, to act upon requests from National Grid or its related entity, the Boston Gas Company, and issue grants of location for two separate projects involving the replacement of existing subsurface gas regulator stations and associated subsurface pipes and infrastructure, along with at- or above-grade systems, such as vents or manhole covers. The two projects are situated within the Town's roadway right-of-way at the following locations: at the intersection of the Service Road and Oak Street in Centerville, and at the intersection of Oak Street and Old Stage Road in Marstons Mills. The Town Manager is authorized to issue, execute and deliver the grants of location and include therein any conditions upon the work that he deems necessary, including for the restoration of the public way within a reasonable time to the Town's standards and specifications.

**VOTE: PASSES 12 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN**

**2025-077      AUTHORIZING THE GRANT OF AN EASEMENT FOR GAS FACILITIES ON TOWN-OWNED LAND AT 725 MAIN STREET IN HYANNIS INTRO: 02/06/2025**

Upon a motion duly made and seconded it was

**ORDERED:** That the Town Council hereby authorizes the Town Manager, on behalf of the Town, as part of a negotiated transaction and for nominal monetary consideration, to grant a perpetual easement to National Grid or one of its related entities, including the Boston Gas Company, for the installation and operation of natural gas facilities to serve the Town-owned land located at 725 Main Street in Hyannis and described in a deed recorded at the Barnstable County Registry of Deeds in Book 15451, Page 106. The easement area consists of 2,278± square feet located on the Town-owned land and is shown as "Easement Area" on a plan captioned "Gas Easement Exhibit Plan, Assessors Map 308 Lot 143, 725 Main Street, Hyannis Village, Barnstable MA", prepared by the Town of Barnstable, Department of Public Works, dated January 9, 2025, and attached hereto. The Town Manager is authorized to negotiate, accept, sign, deliver and record any documents, and may make minor modifications to the easement area and the plan as necessary to effectuate this Resolve and complete this transaction.

**VOTE: REFER TO SECOND READING ON 02/27/2025 - PASSES 12 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN**

**VOTED TO ADJOURN:**

**VOTE: PASSES 12 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN,**

**SCHNEPP, STARR, TAMASH, TERKELSEN**

**Adjourned at 8:39 PM**

Respectfully submitted,

Janet E. Murphy  
Assistant Town Clerk

**NEXT MEETING: February 27, 2025**

Exhibits:

- A. Letter dated 12/03/2024 from the Barnstable Fire District
- B. Town Manager update for January 29, 2025, through February 5, 2025