



# Town of Barnstable

Planning and Development Department

## Housing Committee



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

Meeting Minutes

July 20, 2021

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

**Members present:** Dave Carey – Chair, Donald Lynde, Glen Anderson, Jake Dewey, Paula Breagy and Meaghan Mort.

**Members Absent:** Hilda Haye

Chair

Dave Carey

Vice Chair

Hilda Haye

Clerk

Glen Anderson

Members

Paula Breagy

Donald Lynde

Jake Dewey

Meaghan Mort

Barnstable Housing Authority Liaison

Lorri Finton

Town Council Liaison

Paul Hebert

Staff

Director:  
Elizabeth Jenkins

Housing Coordinator:  
Arden Cadrin

Principal Assistant:  
Kate Thomson

**Liaisons present:** Paul Hebert-Town Council Authority Liaison

**Staff present:** Elizabeth Jenkins-Director of Planning and Development and Kate Thompson - Administrative Assistant

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

Chair Carey announced that the meeting is recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A, s.20; and inquired whether anyone is taping this meeting and to please make their presence known.

No response.

**New Business:**

Communication with the Affordable Housing Trust (AHT)

Elizabeth Jenkins reports; The Affordable Housing Trust has a major fundraising source of Community Preservation Act funds. As a condition of funding, Community Preservation Committee required to file quarterly reports on activities and progress. Ellen Swiniarski is our Trust staff to catch us up to date.

The Community Preservation Committee has a 10% allocation that they set aside for Housing. That money had not been spending down so the Trust went to Community Preservation Committee Through the Council they received 2.5 million. They recently made an award of 1.4 million to 850 Falmouth Rd. in exchange for the creation of Affordable units at 50%.

The Trust has five appointed members. The Town Manager, Assistant Manager and Finance Director and two members of the public, Wendy Northcross and Laura Shufelt.

The Trust is an entity that has the same abilities as the Council does but can move funds more quickly.

Chair Carey brings up the thought that being advisors is not at all satisfying and wondering if bringing related Committee and the Trust members together to get more done.

Elizabeth Jenkins replies there needs to be a conversation about rules and relationships which hasn't been done in the past. What role is each of these groups playing? Advisory groups work really well when you have committed and knowledgeable members and connection to Town Council. It takes a lot of time and effort to put this together. Conversations should also be had with Town Council members.

Committee members weigh in on this information as in comments below:

- Efficiency has to continue. Barnstable has too many Committees.
- Imperative that we have a stronger relation with the Town Council.
- There is no place for families to have a decent place to live. Talk is talk.
- We advise but what if no one takes it?
- We're too slow, zoning needs to change.
- We are having a housing crisis. We need to hash out over several meetings a policy to recommend to Town Council.
- We have a workforce, seasonal, affordable, year-round and homelessness crisis.
- We need to come up with innovative ideas and work on the bigger picture.
- Detail what the problems are and then at the following meeting discuss solutions.

#### **Tiny House Communication:**

Meaghan Mort speaks about Tiny Homes are available to help with the housing crisis, There is a Tiny Home builder on the Cape and has a home available for viewing if Committee members would like to go view it. She also suggests that he come and speak to the Committee.

Elizabeth Jenkins comments that an updated Housing Needs Assessment will be coming soon. She reiterates the roles and responsibilities are important as well as making sure we're on the same page with the data. Communication and advocacy for affordable housing.

#### **Draft Accessory Dwelling Ordinance:**

The draft was approved by the Town Council with small amendments.

1. Cannot have an accessory affordable apartment and accessory unit on the same property.
2. Either principal dwelling or apartment can be rented.

#### **Residential Developments:**

##### *Permitted Under Construction*

Breeds Hill Rd. 22 units, 3 affordable

319 Main St. 22 units, 2 affordable

Sea Captains Row 60 units 2 affordable

Mid-Point Apartments 14 units, 4 affordable

1600 Falmouth Rd. 26 units, 3 affordable

##### *Permitted Not Yet Under Construction*

Residences at @ 850 53 units, 10 affordable

*Not Yet: Permitted:*

Wilkins Lane 270 units, 27 affordable

Scudder Ln. 312 units, 32 affordable

39 Pearl St. 9 units

*Recently Completed*

Furman Building 10 units, 2 affordable

High School Rd. 8 units

**Housing Coordinator Transition Update:**

Elizabeth Jenkins reports that Arden Cadrin retired on July 1 and will now be a contract employee. The Planning and Development Department is actively seeking a replacement.

Approval of Meeting Minutes –June 22, 2021 (Exhibit B)

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

Next Meeting Date: August 17, 2021

Closing Comments: None

**Motion duly made by Dave Carey and seconded by Donald Lynde to adjourn the meeting**  
Meeting adjourned at 9:30 AM.

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

Exhibit A Agenda dated July 20, 2021

Exhibit B Minutes dated June 22, 2021

Respectfully submitted,  
Kate Thompson – Planning and Development Department

Public files are available for viewing during normal business hours 367 Main Street, Hyannis  
\*\* Further detail may be obtained by viewing the meeting video via Channel 18 on demand at <http://www.town.barnstable.ma.us> \*\*