



**Town of Barnstable**  
**Planning & Development Department**  
**Barnstable Economic Development Task Force**  
**Meeting Minutes**  
**August 21, 2020**

**Members Present:** Alison Maloney (Chair), Matthew Eddy, Chuck Carey, Roy Catignani, Dan Ojala, Phil Boudreau, Jacob Dewey

**Members Absent:** Mark Sexton, Jason Siscoe, Paul Niedzwiecki, Bob Cody

**Staff:** Elizabeth Jenkins – Director Planning & Development,  
Jennifer Engelsen – Office Manager, Gloria McPherson – Planning & Economic Development Coordinator, Arden Cadrin – Housing Coordinator

**Others:** Elizabeth Wurfbain - Hyannis BID, Paula Schnepf – Town Councilor

Alison called the meeting to order at 12:05 PM. A motion to accept the minutes was made by Roy and seconded by Matt.

Roy wanted to pay a compliment to the town and staff for making Main Street more accessible. Statement that Barnstable is open for business!

Elizabeth Wurfbain reported that Main Street has been well received. In the fall, what is going to happen? How do we move forward? Love Live Local was given \$50,000 in grants to help local business from the Attorney General.

Elizabeth Jenkins updated the group regarding Main Street. Mid-season check ins reported positive feedback. Change in atmosphere better than expected. There is some apprehension about the fall. Working on aesthetics and safety is a priority. Focus more to highlight and enhance the barriers. Some merchants struggled due to outdoor ability. A survey was done by the Cape Cod Commission and Love Live Local. The Commission is reissuing the survey.

Phil spoke about the status of commercial evictions. The Governor is likely to extend the foreclosure moratorium well into the spring. Alison spoke about landlords who count on the tenant to pay the rent so the mortgage, taxes and insurance can be paid. Some tenants are doing well but are not paying because of the eviction protections that are in place.

A discussion about alternative board members was had. Alison reported that Bob Cody is withdrawing from committee. She stated that Rob Brennan would like to be an alternate. Dick Fairbanks was asked but declined. Rick Fenuccio has expressed interest and may attend the next meeting to get a feel for committee. Jake will ask Jen Villa who runs the West End if she is interested. In order to get things done, a full board and two alternates is needed. Roy asked for a list of active members who are not attending. Phil and Jason are not attending and they need to be asked to withdraw. Dan mentioned he is flat out busy and he would step down as an alternate because he does not have the time to dedicate now.

Housing was discussed next. Alison said there is a need more than ever for housing. There are people from out of state buying up houses for over asking price. If there was housing available in the downtown area available, Alison believes these would be purchased and in turn there would be more money in the local economy in our shops and restaurants. Elizabeth, this is a great time to talk about housing. We are in a movement and do not want to miss an opportunity. We are seeing strong performance on new housing production. Rob Brennan has housing coming online on Main Street and Sea Captains Row. Stuart Bornstein has units coming in the former Cape Cod Times building. Jake Dewey has units coming on High School Road and West Main Street. The redevelopment of the Whitehall Pavilion site will bring 52 units and 25% will be affordable. Elizabeth reported that a recent filing with the Cape Cod Commission and a developer to purchase 40 acres back from the Cape Cod Hospital which was marked as the former Wilkens site and that will be a combination of retail as well as 250 rental units. We see strong performance on the supply side. The town council voted and the town has agreed to put 2.5 million into the Affordable Housing Growth & Development Trust Fund for the creation of new affordable units. The trust is looking to connect with potential developers.

Form based code changes to go through the town council. A draft will be available in six weeks or so. Had a fantastic public meeting on the form based code with great feedback. Matt commented that height should come up another story and parking issues need to be discussed. Alison would like to meet in smaller groups to get the information together for zoning to present to the council. Matt to recirculate the list to the group of items to tackle. Phil would like to discuss infrastructure in the area. Elizabeth has put maps on the Planning & Development web page under the Planning Board under Hyannis Design & Infrastructure Plan. Jake asked if there is a time

line on the sewer main going down South Street? Elizabeth does not have time line, DPW is looking at alternate projects (pump stations) that would be able to move along more rapidly. Chuck asks if parking under the first floor is an option. Dan reported that he tried to do that on a project and it is extremely expensive. Matt says it is a cost issue but from a zoning and building option it is allowed. Could the height of a building be objected by an abutter? Could the abutters go equally high? Offer an incentive to abutters to progress.

Alison asked for an update from the Water Access Committee. Roy would like to get in front of the council as soon as possible. They have a document ready since January. Gloria reported that the presentation to the council would be broken down into an action plan, timeframe and deliverables. Action plan to include ideas for funding sources. Roy hopes to ask the council for their approval to form an ad-hoc subcommittee to make recommendations. Elizabeth suggested that Roy work with Gloria to come up with an approach to pitch to the council.

The next meeting is September 18, 2020 at 12:00 noon.

Adjournment: A motion to adjourn was made by Roy and seconded by Jake, all in favor. The meeting closed at 1:46 PM

Respectfully submitted,  
Jennifer Engelsen – Planning and Development Department