



Town of Barnstable
Planning & Development Department
Barnstable Economic Development Task Force
Meeting Minutes
December 11, 2020

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

Members Absent: Jason Siscoe, Paul Niedzwiecki, Mark Sexton, Phil Boudreau, Rob Brennan

Staff: Elizabeth Jenkins – Planning & Development, Jennifer Engelsen – Planning & Development, Gloria McPherson – Planning & Development, Arden Cadrin – Planning & Development

Others: Eric Steinhilber – Town Councilor

Alison called the meeting to order and did a roll call.

A motion to approve the minutes from October 30, 2020 was made by Roy and seconded by Dan. All in favor.

A discussion on inclusionary housing was had with Arden giving a quick update on the town's ordinance. Elizabeth informed the group that the town's inclusionary ordinance is a general ordinance not a zoning ordinance and has been challenged in court. Gloria talked about the inclusionary bylaw she wrote for Provincetown. Arden reports this is a twenty-two year old ordinance that no longer works for Barnstable. Inclusionary units do not always work for the population that is living in the community. Councilor Steinhilber likes creativity and flexibility. The Affordable Housing Trust could be a great mechanism to the cash contribution. The trust could also be a source of funding for developers to create housing units by seeking some subsidizing for construction costs. Ali tasked Gloria with input on inclusionary housing alternatives and options for developers that may work in Barnstable. Arden asks if the Zoning and Regulatory Committee should see ideas before this group takes it to Town Council.

Creating two-family homes as of right was discussed next. Arden asks Jake if the proposed accessory dwelling unit bylaw that is being proposed comes close to this. Jake believes it is but will have to wait and see how it is received. Proposal that neither unit has to be owner occupied and could both be rental units. The proposal will go in front of the Planning Board and released for public input and eventually to Town Council. Jake would like to see some rental units throughout all villages in Barnstable not just downtown Hyannis.

Use Regulations Tables – Ali would like to see zoning written so there are use regulation tables. You can go to many other towns and see where uses are allowed. Dan suggests mirroring Yarmouth's use tables.

Roy discussed the costs for Hyannis Water System relating to construction. Developers are hindered from projects due to the cost of fees to owners. Councilor Steinhilber asked the group to put a list together with specific properties, facts and figures and he will set up a meeting to discuss issues. Roy will be the lead to get a draft to the group with concerns prior to the next meeting.

Roy gave an update on the Waterways Subcommittee. The group will move forward with the proposal presented to Town Council.

The next meeting will be Friday, January 8, 2021 at 2:00 PM.

A motion to adjourn was made by Dan and seconded by Roy. All in favor.

Respectfully submitted,
Jennifer Engelsen