

TOWN OF BARNSTABLE

AFFORDABLE HOUSING GROWTH AND DEVELOPMENT TRUST FUND BOARD MEETING

Friday December 12, 2025

9:00 am

This meeting will be closed to physical attendance by the public. Alternative public access to this meeting shall be provided in the following manner:

Real-time access to the Affordable Housing and Growth Development Trust Fund Board is available using the Zoom link or telephone number and Meeting ID provided below.

Join Zoom Meeting

<https://townofbarnstable-us.zoom.us/j/81394333899>

Meeting ID: 813 9433 3899

RECORDING NOTICE

Please note that, in accordance with MGL Chapter 30A, s. 20, the Chair will inquire whether anyone is taping this meeting and to please make their presence known.

CALL TO ORDER (Roll Call)

PUBLIC COMMENT

TOPICS FOR DISCUSSION

1. **Continued- New Development Funding Application – Seashore Homes, Inc., 83 Main Street, Hyannis** – Requesting \$300,000 towards deed-restriction of two (2) 1-bedroom apartments to be Affordable to 80% Area Median Income (AMI) within remodel of an existing 4,200 gross square foot main building to create eight (8) 1-bedroom/1-bath apartments, and two (2) 2-bedroom/1.5 bath townhouses, and four (4) 2-bedroom/1.5 bath **Duplex** buildings. Total of 18 new units (25,024 SF floor area). Inclusionary ordinance requires 2 units to be Affordable to 65% AMI.
2. **Planning and Reporting Updates/Potential Actions - Staff**
 - a. **Project Updates**
 - 268 Stevens St.- HAC/CommonWealth Builders
 - Hokum Rock Road, Dennis, MA – FORWARD 2
 - 35 Wilkens Lane- Special Permit 2025-013, Condition #11 “Affordable Residences”
 - Barnstable County Regional Housing Services Office
 - Housing Committee
 - Status of Amendment to Declaration of Trust
 - Board Vacancy Search Process
 - Prior Year Annual Reports (2023 & 2024)
 - End-of-Year Planning
3. **Update on Seasonal Community tools under Mass. Affordable Homes Act**
4. **Correspondence/FYIs**
5. **Matters Not Reasonably Anticipated by the Chair**
6. **Approval of Minutes** from the 11/14/25 Trust meeting
7. **Topics for Future Meetings/Agendas**
8. **Next Meeting – Friday, January 9, 2026, at 9:00a** (typically 2nd Fridays)
9. **ADJOURNMENT (Roll Call)**

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. Meetings of a local public body, notice shall be filed with the municipal clerk, and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.