



Town of Barnstable
Planning & Development Department
Barnstable Economic Development Task Force
Meeting Minutes
March 13, 2020

Members Present: Alison Maloney (Chair), Matthew Eddy, Chuck Carey (via Skype), 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, Planning and Development Department, Arden Cadrin – Housing Coordinator

Others: Hans Keijser, Supervisor Water Supply Division, Griffin Beaudoin, Town Engineer and Mark Hansen

Alison called the meeting to order at 12:07 PM. A motion to accept the minutes was made by Roy and seconded by Mark.

Hans Keijser spoke about Hyannis Water System. Hyannis Water System is operated by the Department of Public Works, only company owned by the Town of Barnstable. They operate as an enterprise account and are not part of the general fund. They have to be 100% cost recovery. In 2005, the town purchased the water company and at that time needed many capital upgrades. The water system operations are run by Suez. Hyannis Water System is directed by the Town Manager and the Hyannis Water Board. The system development charges are based on cost of service. The biggest challenge that the EDTF sees, is the charge to hook up fees. Matt inquired about having the fee spread over years instead up front. Sprinkler system fees, tap and development charge has hindered projects going forward in the town. Dan suggested spreading the fees amongst all rate payers versus stopping growth. Hans feels it would be tough to convince a property owner to cover cost for a new neighborhood being developed. Some options leave system development charges the way they are and leave the developer out or give certain developers a grant (betterment) to hook up. Dan would like to have someone in at site plan review to discuss water main lines and the status of needing to be upgraded or added on instead of finding out when the project has already begun. Hans shared a map with the group outlining water mains/lines in town. The group would like to see this map posted on the website. Jake asked is the Hyannis Water System is receiving capital improvement funds from the town. FY 21 they asked for contributions from the town manager, water stabilization funds. Roy asked out Hyannis Water System is staffed and Hans said Suez does operations maintenance and Hyannis Water employees four people.

Griffin Beaudoin, Town Engineer spoke about the sewer maps in the GIZ. In 2017 the sewer cad model was developed. Elizabeth shared she has heard that developers had post construction fees, the sewer bill and sewer connection fees came later. Funding for projects going forward, sewer has money in capital funds. Jake suggested a lien idea. Phil spoke on the betterment regulations in place. The consensus of the group is infrastructure needs to be in place for new development to happen.

Mark Hansen owns property in the GIZ. He provides what he calls workforce housing and from a developer standpoint and to develop this type of housing would take rental money away. One to ten units offer the most benefit to the town. He would like to see scaled charges for developers like himself.

Jake inquired about reserving sewer capacity for potential development. It is first come, first served and once a permit is obtained, you have it.

The group discussed how to tackle housing. Right now, very large goal and looking to breakdown into smaller groups to address issues.

Elizabeth will follow up with Mark Milne, Director of Finance and Maggie Flynn, Permit Coordinator to invite them to a meeting.

The next meeting will be held on Friday, April 10, 2020 at 12:00 PM.

Adjournment: A motion to adjourn was made by Roy and seconded by Matt, all in favor. The meeting closed at 1:55 PM

Respectfully submitted,
Jennifer Engelsen – Planning and Development Department