



Town of Barnstable

Planning & Development Department Barnstable Economic Development Task Force Meeting Minutes January 8, 2021

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

Members Absent: Jason Siscoe, Paul Niedzwiecki

Staff: Elizabeth Jenkins – Planning & Development, Jennifer Engelsen – Planning & Development, Kate Maldonado – Planning & Development, Arden Cadrin – Planning & Development

Others: Eric Steinhilber – Town Councilor, Mark Ells – Town Manager, Matthew Levesque – Town Council President, Gordon Starr – Town Councilor, Elizabeth Wurfain – Hyannis BID and John Carey

Alison called the meeting to order at 2:05 PM. A motion to accept the minutes was made by Roy and seconded by Jake. All in favor.

Inclusionary housing was discussed. Arden distributed material on the inclusionary housing ordinance. Ordinance is not flexible and is outdated for Barnstable. Alison wants to create a subcommittee to work on making updates to the ordinance and bringing it forward to Town Council. Alison introduces John Carey, a developer to become an alternate member to the group. John has a construction background and has managed construction projects. Members assigned to working on the inclusionary housing subcommittee are: Rob, Chuck, Jake and John if appointed as an alternate. Jake feels that the housing need assessment is not accurate for today's current market conditions. There is not enough data to create what is desperately needed in town now. Alison asked for input from Arden as to need. Arden reports we need all kind of housing and would like to know if the cost of the inclusionary ordinance to a developer works now. Maybe it no longer fits. Chuck talked about the MS zone, needing special permits for inclusionary housing. Workforce housing is defined as 81 to 120 percent of AMI.

Roy opened a discussion on water fees. He created a spreadsheet showing the fees from Hyannis Water versus other municipalities/water system showing comparison of fees. Fees are substantially higher in Barnstable creating a barrier for development. Mark Ells suggests the group take recommendations to the Hyannis Water Board. Majority of the rates are under the Town Manager, not the Town Council. Enterprise funds are under the Town Council. Hyannis Water is an enterprise account and they cannot use tax dollars. A rate discussion would happen with the Town Manager, Hyannis Water has to recover 100 % of costs from fees charged. Dan would like to see the rates cut in half. Phil sees the rate structure as it exists significantly higher than other districts. Jake asks Mark Ells about the rates for the sewer project. Will the system development charge going to be fixed or per unit? Proposed at this time to be per unit, not sure how commercial will work. Roy, Phil and Dan to meet to plan on how to address these issues with Hyannis Water.

Roy gave a waterway update. They have assigned tasks, talked about fundraising, pricing to survey, transient mooring plan and transient slip program. A look into Kalmus Park with happen and they will contact Hank Farnham for input.

Chuck discussed the tax bills and the recent revaluation with the commercial properties being all over the map.

The next meeting will be Friday, January 29, 2021 at 2:00 PM.

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

Respectfully submitted,
Jennifer Engelsen