



Town of Barnstable

Planning & Development Department Barnstable Economic Development Task Force Meeting Minutes January 29, 2021

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

Members Absent: Matthew Eddy, Jason Siscoe, Paul Niedzwiecki, Mark Sexton

Staff: Elizabeth Jenkins – Planning & Development, Arden Cadrin – Planning & Development

Others: Eric Steinhilber – Town Councilor, Paula Schnepf – Town Councilor

Alison called the meeting to order. Minutes were not acted upon because they were not submitted. Minutes will be available at next meeting.

The inclusionary housing update was discussed. A meeting with town staff being Elizabeth, Arden and Gloria as well as members Rob, Jake and Chuck occurred. The possibility of a moratorium for a period of time and applicable for the size of a project (up to 29 units) was discussed. Payment in lieu as an option now that the Affordable Housing Growth & Development Trust is in place. Jake commented that one of the barriers in talking with business owners was having affordable housing for their employees. Inclusionary housing ordinance needs to be shaped to include more housing for businesses. Identifying the need and creating a solution is a goal. Input from an agency like Housing Assistance Corporation providing input on need together with this board for economic development to find a solution that works. Chuck made a motion to have the Town Council consider a moratorium on inclusionary housing for five years. Alison asked Arden her thoughts on that motion. Arden stated it seems like a drastic step considering there is not a plan in place to back this up and cannot justify this motion. Elizabeth thought Jake was very articulate in the balance needed for housing production at all levels. She urged the group to look at need and barriers in creating a recommendation that touches upon everything. Jake asked Elizabeth is the town should do another housing need assessment. The town is not required to act on this until 2023 and it should be looked at prior to the housing production plan. The town is updating the local comprehensive plan and gathering data that will be used in all plans that fall under this.

An update from Councilor Steinhilber was given to group regarding the Hyannis Water Board meeting scheduled in February. A discussion on fees being paid over a period of time, instead of upfront is planned. The group identified barriers, came up with ways to solve issues and now action. Roy then gave a quick presentation about the objectives for this group and suggested ways to address issues.

Roy gave an update on the Waterway Access. The group met with OSNET (Ocean Street Neighborhood Enhancement Team), review of Kalmus Park, moorings, etc.

Elizabeth Jenkins gave a brief update on the status of Form Based Code and the Planning Board. She indicated that it has not been moved due to staffing. She reported that Accessory Dwelling Units has been moved. She has been pleased with the communications between staff and the public regarding zoning and communication has been instrumental. Form based code continues to be a top priority.

Alison asked for an update on the scanning of public records for public access (i.e. building permits, health files, etc). Funds from the CARES act were used and the process to get files ready has been started. Elizabeth spoke about moving staff from 200 Main to town hall to make room for public health nurses and the vaccination process.

Alison asked for an updated use regulation table like other towns for Barnstable. Elizabeth reported that her request is reasonable and providing a working document that addresses not only reading it easier but has zones better identified.

The next meeting will be Friday, February 19, 2021 at 2:00 PM.

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

Respectfully submitted,
Jennifer Engelsen