



Town of Barnstable

Planning & Development Department Barnstable Economic Development Task Force Meeting Minutes February 19, 2021

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

Members Absent: Chuck Carey, Jason Siscoe, Paul Niedzwiecki

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

Others: Eric Steinhilber – Town Councilor, Paula Schnepf – Town Councilor, Gordon Starr – Town Councilor, Wendy Northcross – Cape Cod Chamber of Commerce, Elizabeth Wurfain – Hyannis Business Improvement District

Alison called the meeting to order. A motion to accept the minutes was made Phil and seconded by Matt. All in favor.

Alison introduced new member Judith Crocker. Councilor Steinhilber confirmed that John Carey was appointed as a member as well.

Alison welcomed Wendy Northcross with the Cape Cod Chamber of Commerce and thanked her for joining the meeting today. Wendy talked about a diverse need for housing in Barnstable. Need for affordable housing, senior housing, workforce housing, etc. No longer is a single family home the only desired housing. Mixed housing is needed for all generations. She sees employers purchasing and or building homes in order to accommodate their employees. Affordable housing gap has been closed but sees the median income group; those that are gainfully employed are losing homes because others who make more money are grabbing them. Year-round rental properties are slim as well. Arden reached out to the housing authority prior to this meeting and they have lists thousands long, she still sees a great need for affordable housing.

An update on inclusionary housing was given. AMI (area median income) needs adjusting because a small development cannot absorb all the costs. Need for moderate affordable housing, those that do not qualify for the affordable but cannot afford market rates. Arden discussed a study done by the Cape Cod Commission which showed single family homes that are occupied by empty nesters who do not have alternative housing are stuck in those homes, If they had an alternative solution, those single family homes would open up to those in need now. Arden shared rent allowances for 80% AMI and 65% AMI which is the inclusionary ordinance. Alison spoke about a feasibility analysis done in Amherst, Arden commented that she recently became aware of it and is worth looking into further. Councilor Steinhilber thinks a joint meeting between this group and the Zoning and Regulatory Advisory Committee would be a place to draft ideas for getting in front of Town Council with changes to this ordinance. He will speak to council leadership to initiate. Jake wants to be sure that we are keeping our rental units. John talked about supply and the fact is units have to start being built, major issues with supply and demand. Year round rental units are in demand, homeowners need an incentive to rent year round and not just during the summer

Roy gave an update on the Waterways Committee and their progress to date. Roy gave a brief summary of what they were charged to do which includes increasing public access to waterways, adding mooring fields, transient mooring program to promote commerce, adding slips, improve ramp access and parking.

Alison gave an update on the Hyannis Water System fees. The items that were concerning to members of this group have been delivered to the Town Manager and things are happening.

Wendy shared information on broadband and getting that last mile into Hyannis. This group should take a look at the model done in Falmouth and close that gap for bringing broadband to businesses in town. Dan would like to be part of looking to faster internet.

The meeting ended with Wendy sharing information about the infrastructure bill that needs to be approved by July 4th which may have a large impact on water and wastewater. She urges everyone to communicate to elected officials.

The next meeting will be Friday, March 12, 2021 at 2:00 PM.

A motion to adjourn was made by Roy and all in favor. Meeting closed at 3:28 PM

Respectfully submitted,
Jennifer Engelsen