



# Town of Barnstable

Planning and Development Department

## Housing Committee



[www.townofbarnstable.ma.us/housingcommittee](http://www.townofbarnstable.ma.us/housingcommittee)

Meeting Minutes

May 21, 2019

367 Main Street, 2nd Floor, Selectman's Conference Room, Hyannis MA

**Members present:** Dave Carey – Chair, Glen Anderson and Donald Lynde.

**Members absent:** Hilda Haye, Paula Breagy

**Liaisons absent:** Lorri Finton-Barnstable Housing Authority Liaison, Paul Hebert-Town Council Liaison.

**Others present:** Kathleen Holcombe and Nancy Ayotte from public

**Staff present:** Arden Cadrin - Special Projects Coordinator; Kate Thompson - Administrative Assistant and Andy Clyburn – Assistant Town Manager

**Chair Dave Carey opened the Housing Committee meeting at 8:35AM**

Chair Carey announced that the meeting is recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A, s.20; and inquired whether anyone is taping this meeting and to please make their presence known.

No response.

**Comment from the Public:**

Chair Carey introduced Kathleen Holcombe from Centerville shared her concerns about Air BNBS before the meeting started. She declined to comment further at this time.

Chair Carey stated that Air BNBS are not something that this committee addresses as we are focused on creating workforce housing.

**New Business:**

Chair Carey introduced Andy Clyburn stating that the Committee would like to see if we can coordinate our activities with his.

Mr. Clyburn started by saying that housing production is one of his very top priorities at this point. Recently they're trying to reinvigorate our Affordable Housing Trust. They were recently successful with their negotiations with WS Developers as part of the Kmart development to give funding for that over the next 10 years. They will be receiving about 10 million dollars into that trust. He also stated that Ms. Cadrin has been fantastic in bringing forth 4 or 5 new initiatives to the trust that they can implement.

Chair

Dave Carey

Vice Chair

Hilda Haye

Clerk

Glen Anderson

Members

Paula Breagy

Donald Lynde

Barnstable Housing Authority Liaison

Lorri Finton

Town Council Liaison

Paul Hebert

Staff

Director:  
Elizabeth Jenkins

Housing Coordinator:  
Arden Cadrin

Principal Assistant:  
Kate Thompson

They feel like they're on the precipice of creating really great things. In addition to that the Asset Management sub-committee, which meets every other Council Thursday, tasked Dave Anthony and Mr. Clyburn to look at all the town wide assets and now have funding for half a dozen potential affordable housing 1-2 unit projects. The Marstons Mills Elementary School is the next project they are tasked with to get an RFP, for multiple units, so that they can move forward. We are in a housing crisis. We have to do more so we're looking at how we can help with moving along and looking at different programs.

The Committee members then had a discussion with Mr. Clyburn particularly about the Marstons Mills Elementary School, the availability of land and the need to have a business model especially for the small builder.

Mr. Clyburn left the meeting at 8:47 am with a plan to return when the Committee invites the Masons of Seashore Homes to hear their pros and cons regarding their project at 185 Ridgewood Ave.

### **Housing Coordinator Update: Arden Cadrin**

Update on residential developments:

- Furman Building at 255 Main St., 10-12 apartments under construction
- Everleigh on Independence Dr., 23 affordable units which are spoken for. Close to being leased.
- 185 Ridgewood Ave., 1 affordable, 4 applications qualified for the one unit. Lottery is done.
- 57 Ridgewood Ave., 2 affordable, HAC will be breaking ground soon. Modular units will be done by the end of summer.
- 206 Breeds Hill Rd., proposal was just approved. 3 affordable units.
- 720 Main St.- issues with easements on the property. They have to redesign.
- Sea Captains Row, 60 units, closing on their loan shortly.

Committee discussed the above projects with Ms. Cadrin.

Chair Carey stated he would call Sprinkle Builders to see if they are aware of the new by-law and invite them to a meeting. Ms. Cadrin will call the Masons to invite them and invite Mr. Clyburn to attend.

Ms. Cadrin has one Housing Initiative: Community by Design

We received a grant to revise zoning in Hyannis. We have contracted with UTILE in order to create more dense housing in Hyannis. There will be a kick off meeting the end of June.

Nancy Ayotte from the public entered the meeting at 9am.

Ms. Cadrin stated that the best place for someone who wants to do a project is to start off with the Planning Department to see what their options are. Then, it can be taken from there.

Ms. Holcombe came to the table to further discuss her concerns with Air BNBs. She stated her concern over someone purchasing a property, in a residential area, as an investment and running it as a business. What you live with is not ever knowing what's coming and it's taking units off the market for housing. A discussion ensued.

Ms. Cadrin stated that Housing Assistance Corporation has started to incentivize people with seasonal homes to rent them year round. They have 16 so far. We have a large housing stock. It's just not being used to house our residents.

At this point in time no one is monitoring Air BNBs.

Chair Carey summarized that our committee is all about developing work force housing and that this has to be addressed by zoning. We agree that this takes properties off of the market for housing and we would be willing to say so.

Approval of Meeting Minutes – April 30, 2019 (Exhibit B)

**Motion duly made by Dave Carey and seconded by Donald Lynde to approve the minutes of Vote: Ms. Thompson stated there was a name missing and she would correct it. Aye All. Minutes approved as corrected.**

Next Meeting Date: June 18, 2019

Closing Comment: None

**Motion duly made by Donald Lynde and seconded by Glen Anderson to adjourn the meeting**

Meeting adjourned at 9:15 AM.

List of documents / exhibits used by the Committee at the meeting:

Exhibit A: Meeting Agenda dated May 21, 2019

Exhibit B: Meeting Minutes dated April 30, 2019

Exhibit C: Residential Developments chart dated May 2019

Respectfully submitted,

Kate Thompson – Planning and Development Department

Public files are available for viewing during normal business hours 367 Main Street, Hyannis

\*\* Further detail may be obtained by viewing the meeting video via Channel 18 on demand at <http://www.town.barnstable.ma.us> \*\*