



# Town of Barnstable

Planning and Development Department

## Housing Committee



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

Meeting Minutes

September 21, 2021

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

Chair

Dave Carey

Vice Chair

Hilda Haye

Clerk

Glen Anderson

Members

Paula Breagy

Donald Lynde

Jake Dewey

Meaghan Mort

Barnstable Housing Authority Liaison

Lorri Finton

Town Council Liaison

Paul Hebert

Staff

Director:  
Elizabeth Jenkins

Housing Coordinator:  
Ryan Bennett

Principal Assistant:  
Kate Thompson

**Members present:** Dave Carey – Chair, Hilda Haye, Glen Anderson, Donald Lynde, Jake Dewey and Paula Breagy.

**Members absent:** Meaghan Mort

**Liaisons present:** Lorri Finton-Barnstable Housing Authority Liaison and Paul Hebert-Town Council Authority Liaison

**Staff present:** Elizabeth Jenkins-Director of Planning and Development; Kate Thompson - Administrative Assistant, Planning and Development and Ryan Bennett, Housing Coordinator of Planning and Development.

### Chair Dave Carey opened the Housing Committee meeting at 8:30 AM

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.

Chair Carey opens the meeting with an introduction to the new Housing Coordinator for the Planning and Development Department, Ryan Bennett who gave a brief background on her extensive work with planning and housing. She will be the primary support for the Housing Committee as well as supporting the Trust.

Elizabeth Jenkins talks about the roles of the Planning Board;

The Planning Board is a seven member board appointed by the Town Council. As well as regulatory role, they administer Town subdivision rules and regulation.

- Special permit granting authority for the Hyannis downtown incentive zone
- Strong advisory role for zoning initiative
- Negotiate regulatory agreements
- Advises on overseeing master planning of land use in the town
- Approval role in the comprehensive Plan

The Town of Barnstable is unique in that it responds to the planning framework of the Cape Cod Commission.

### Recap of Housing Challenges:

1. Continue to advocate for having a strong voice from the Housing Committee.
2. Our direction comes from the Town Council's strategic plan.
3. Need to work quickly to recommend policy changes
4. Preservation of year round stock
5. Form a subcommittee to report back to Housing Committee which would review tax policy, permanent zoning issues and incentives ( financial or otherwise )

Chair Carey moves to create a subcommittee of volunteers (four, so far) to come up with policy recommendations to create and preserve housing in all villages of Barnstable and report to Housing Committee. Don Lynde seconds.

Aye all

Paul Hebert will announce this at Town Council.

### Update Inclusionary Ordinance:

The Wilkens project was enabled through zoning changes. New England Development was willing to comply with affordable units, but the Town Council thought it should be more which is a signal that we should revisit the inclusionary ordinance.

The residential exemption is only for homeowners.

Also time to revisit short term rentals:

- Put a cap on how many you can own.
- Put a cap on how many in the community.
- Only with homeowners that live in town.

There is an expectation that short term rentals are a land use that will be addressed by zoning.

Town Council approved a collection of data on short term rentals in the community. We could take this issue back to Town Council now that there is more data.

The Housing Production Plan is due to be updated a year from now. Ryan Bennett encourages the committee to use it.

We also need to keep in mind the young workforce will sustain the work that seniors are leaving.

The Town Council is having a public hearing on 10/21 with recommendations on zoning amendment.

They are taking the position for more affordable and workforce housing with New England Development.

There is a big trend reusing commercial housing stock for residential units. Zoning would have to be adjusted to allow these conversions to happen.

Approval of Meeting Minutes – (Exhibit B)

**Motion duly made by Dave Carey and seconded by Donald Lynde to approve the minutes of Vote: Aye All. Minutes approved as is.**

Next Meeting Date: October 19, 2021

Closing Comment: None

**Motion duly made by Dave Carey and seconded by Donald Lynde to adjourn the meeting**

Meeting adjourned at 9:30 AM.

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

**Exhibit A:** Housing Committee Agenda dated September 21, 2021

**Exhibit B:** Housing Committee Minutes dated August 17, 2021

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> \*\*

APPROVED