



Town of Barnstable

Planning and Development Department

Housing Committee



www.townofbarnstable.ma.us/housingcommittee

Meeting Minutes

June 22, 2021

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

Members present: Dave Carey – Chair, Hilda Haye, Donald Lynde, Paula Breagy and Meaghan Mort.

Members absent Glen Anderson

Chair

Dave Carey

Vice Chair

Hilda Haye

Clerk

Glen Anderson

Members

Paula Breagy

Donald Lynde

Meaghan Mort

Jake Dewey

Barnstable Housing Authority Liaison

Lorri Finton

Town Council Liaison

Paul Hebert

Staff

Director:
Elizabeth Jenkins

Housing Coordinator:
Arden Cadrin

Principal Assistant:
Kate Thomson

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

Staff present: Arden Cadrin - Special Projects Coordinator; Kate Thompson - Administrative Assistant

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.

Communication:

Chair Carey reads an e-mail sent to Elizabeth Jenkins from Michelle Lombard for the Housing Committee;

Housing Committee Public Comment June 22, 2021

it's more important than ever that this Committee's voices and perspective be heard as action is needed now to address our housing crises.

I see the ADU ordinance on your agenda today. The Zoning and Regulatory Subcommittee unanimously recommended a 12 month rental requirement be included to specifically address the ordinances first purpose and intent which is to "(1) Increase the number of dwelling units available for year-round rental in Town while remaining within our current wastewater capacity limitations."

I also saw the Planning Board revise the length of the lease in its 5/24/21 meeting to just six months.

(There was no rationale, only theoretical talk of a theoretical nurse who may come here on a temporary assignment.)

Many of us also noted the Planning Board's quick dismissal and no study or discussion around what other Cape Cod towns have considered and passed in their ADU ordinances. I've attached a spreadsheet compiled by a resident during the time the Zoning Subcommittee was drafting Barnstable's ordinance — seemingly without data as we see by their meeting minutes. It has been widely shared among those interested in year round housing issues, and of course with the Town. I'm sharing it with you today in case it didn't make it into your meeting materials.

We will all be tuning into Channel 18 when the meeting video is available to hear your thoughtful discussion on this ordinance and intent, how it lines up with the Planning Boards revision, and the current year round housing crisis.

I would also like you to help me understand how this new ordinance will affect the existing affordable ADU program.

Your advocacy for those struggling to find year round housing is needed now more than ever and I thank you for your good work.

Michelle Lombard

Marstons Mills

Draft Accessory Dwelling Ordinance:

A subcommittee of the Town Council released a draft to Town Council and the Planning Board. The original draft suggests a 12 month lease. The Planning Board suggested it be 6 months lease. July 15 will be a ZOOM meeting to discuss this further. It is believed that the Planning Board was trying to make units more widely available.

Comments:

We have plenty of short term housing.

Dozens of people are looking for year round housing.

Cape Cod Healthcare needs to be involved.

Planning Board is only advisory to Town Council.

To conclude, Arden told the Committee they could draft a letter of support to Town Council.

The client choice is valuable

Chair Carey took a show of hands in support of the original draft of 12 months. All are in favor.

Jake recuses himself.

Paul speaks next on the Housing First Shelter Model.

Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live. Client choice is valuable in

housing selection and supportive service participation and exercising that choice will make the client more successful in staying housed.

Veterans have the same problems as any other homeless people. One of the best locations for building housing is Independence Park. Investors are needed. .Real Estate Investment Trust. This is an area that has a lot of jobs. If we don't push, nothing will happen.

Addressing and ending homelessness needs to be our goal.

Housing Committee agreed to draft a letter of support for funds or property to our Regional Government. All in favor.

Tiny House Discussion-Meaghan Mort

Falmouth has a tiny house cottage community only they are rented out weekly.

Zoning prevents this in Barnstable, so zoning needs to change.

Tiny homes need to be 400 sq. ft.- 800 sq. ft.. They are able to be four seasons.

Demolition of the Marstons Mills School. This would be a great place for a tiny home community.

We should adopt Appendix Q and make it County wide.

Affordable housing is out of question for people who aren't income qualified. With housing prices so high, people are having a hard time buying a house. Tiny homes will help with that.

Amending zoning to reflect a form based code. The zoning would dictate structure of the unit, not the use.

Meaghan is hoping to bring someone in to speak on this.

Next Meeting Date: July 20, 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.

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> **