



Town of Barnstable
Town Council
James H. Crocker Jr. Hearing Room
367 Main Street, 2nd floor,
Hyannis, MA 02601
Office 508.862.4738 • Fax 508.862.4770
E-mail : council@town.barnstable.ma.us

**TOWN COUNCIL MEETING AGENDA
September 05, 2024**

6:00 pm

Original posted
8/30/2024
@3:46. Updated
on 09/03/2024 to
add Councilor
Gordon Starr,
Precinct 1 to
Item 2025-012

Councilors:

Felicia Penn
President
Precinct 13

Craig Tamash
Vice President
Precinct 4

Gordon Starr
Precinct 1

Dr. Kristin Terkelsen
Precinct 2

Betty Ludtke
Precinct 3

John Crow
Precinct 5

Paul C. Neary
Precinct 6

Seth Burdick
Precinct 7

Jeffrey Mendes
Precinct 8

Charles Bloom
Precinct 9

Matthew P. Levesque
Precinct 10

Kris Clark
Precinct 11

Paula Schnepf
Precinct 12

Administrator:
Cynthia A. Lovell
Cynthia.lovell@town.barnstable.ma.us

The September 05, 2024 Meeting of the Barnstable Town Council shall be conducted in person at 367 Main Street 2nd Floor James H. Crocker Jr. Hearing Room, Hyannis, MA. The public may attend in person or participate remotely in Public Comment or during a Public Hearing via the Zoom link listed below.

1. The meeting will be televised live via Xfinity Channel 8 or 1070 or High-Definition Channel 1072 or may be accessed via the Government Access Channel live stream on the Town of Barnstable's website:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

2. Written Comments may be submitted to: <https://tobweb.town.barnstable.ma.us/boardscommittees/towncouncil/TownCouncil/Agenda-Comment.asp>

3. Remote Participation: The public may participate in Public Comment or Public Hearings by utilizing the Zoom video link or telephone number and access meeting code:

Join Zoom Meeting <https://townofbarnstable-us.zoom.us/j/84625232886> Meeting ID: 846 2523 2886
US Toll-free • 888 475 4499

PUBLIC SESSION

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF SILENCE

4. PUBLIC COMMENT

5. COUNCIL RESPONSE TO PUBLIC COMMENT

6. TOWN MANAGER COMMUNICATIONS (Pre-Recorded and available on Video on Demand on the Town website)

7. MINUTES

- **ACT ON PUBLIC SESSION MINUTES: August 15, 2024**

8. COMMUNICATIONS - from elected officials, boards, committees, and staff, commission reports, correspondence and announcements

- Update on changes in Human Services support for the Brazilian Community: Carlos Barbosa
- Town Council Strategic Plan Update process discussion: Felicia R. Penn, President
- Workshop Discussion on the New England Wind 2 (formerly, Commonwealth Wind) offshore renewable wind project proposed to land at Dowses Beach: Karen Nober, Town Attorney; Thomas LaRosa, First Assistant Town Attorney

The public is invited to submit questions (no commentaries) in advance by emailing your questions to council@town.barnstable.ma.us by 12 Noon on Wednesday, September 4th.

The following presentations were Pre-Recorded and available on Video on Demand on the Town website:

- Great Streets Update: James Kupfer, Director, Planning and Development Department
- Opioid Settlement Funds Working Group Update: Andy Clyburn, Assistant Town Manager, and Jennifer Ellis, Barnstable Deputy Police Chief
- Private Roads Workshop: Mark S. Ells, Town Manager

9. ORDERS OF THE DAY

- A. Old Business**
- B. New Business**

10. ADJOURNMENT

NEXT REGULAR MEETING: September 19, 2024

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A. OLD BUSINESS

2025-009	Reappointments to a Board/Committee/Commission: Comprehensive Financial Advisory Committee: Hector Guenther, as a regular member to a term expiring 06/30/2027; Council On Aging: John Jope, as a regular member to a term expiring 06/30/2027; Kathleen Strudwick, as a regular member to a term expiring 06/30/2027; Disability Commission: Sheila Mulcahy, as a regular member to a term expiring 06/30/2027; Lori Gillen, as a regular member to a term expiring 06/30/2027; Housing Committee: Emily Cornett, as a regular member to a term expiring 06/30/2027; Evan Gaudette, as a regular member to a term expiring 06/30/2027; Donald Lynde, as a regular member to a term expiring 06/30/2027; Hyannis Main Street Waterfront Historic District Commission: Tom Doherty, as a Hyannis Business District Representative member, to a term expiring 06/30/2027; John F. Kennedy Memorial Trust Fund Committee: Robert Jones, as a regular member, to a term expiring 06/30/2027; Lynne Poyant, as a regular member, to a term expiring 06/30/2027; Mid Cape Cultural Council: Margeaux Weber, as a regular member to a term expiring 06/30/2025; Recreation Commission: Brendan Burke, as a regular member to a term expiring 06/30/2027; Tim Lus, as a regular member to a term expiring 06/30/2027; Sandy Neck Board: Richards French, as a member- at large to a term expiring 06/30/2027; Thomas O'Neill, as a member-at large to a term expiring 06/30/2027; Maureen Piccione, a member-at-large to a term expiring 06/30/2027; Waterways Committee: Gregory Egan, as a regular member to a term expiring 06/30/2027; Scholarship Committee: John Marsden, as a regular member to a term expiring 06/30/2027; Zoning Board of Appeals: Emmanuel Alves, as an associate member to a term expiring 06/30/2027; Jake Dewey, as a regular member to a term expiring 06/30/2025 (May be acted upon) (Majority Vote)5	5
2025-010	Appointments to a Board/Committee/Commission: Historical Commission: John Richmond, as an alternate member to a term expiring 06/30/2026; Hyannis Main Street Waterfront District Appeals Committee: Stephen Peckham, as a Hyannis resident, to a term expiring 06/30/2025 (May be acted upon) (Majority Vote)6	6
2025-012	Resolve approving a letter of support for the Paint Stewardship Program. (May be acted upon) (Majority Vote)7-8	7-8
2025-017	Designation of the Hyannis District Improvement Financing Development District to be located in Downtown Hyannis and approval and adoption of the Development Program (May be acted upon) (Majority Vote)9-77	9-77
2025-018	Authorizing the acceptance of an easement from Barnstable Land Trust, Inc. upon a portion of the property known as Fuller Farm (May be acted upon) (Majority Vote)78-79	78-79

B. NEW BUSINESS

CONSENT AGENDA:

Proposed Vote: To refer Items **2025-022, 2025-025, 2025-026, 2025-027**, as written, to individual public hearings to be held on each item at the Town Council meeting on September 19, 2024.

2025-022	Order amending the General Ordinances of the Code of the Town of Barnstable, Chapter 220 Town Council, Article I, Section 220-4 (Refer to Public Hearing 09/19/2024)80-81	80-81
2025-023	Resolve establishing a Comprehensive Wastewater Management Plan (CWMP) Ad Hoc Advisory Committee (May be acted upon) (Majority Vote)82-84	82-84

2025-024 Authorization to contract for and expend a Fiscal Year 2024 Fiscal Year 2026 State 911 Department Telecommunicator Emergency Response Taskforce (TERT) Grant in the amount of **\$10,891** from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security **(May be acted upon) (Majority Vote)**.....85-86

2025-025 Appropriation order in the amount of **\$75,000** for the purpose of Alum Treatment for Mystic Lake **(Refer to Public Hearing 09/19/2024)**87-88

2025-026 Order amending Article II, Sewer Assessments, Chapter 184 Sewers and Water of the General Ordinances of the Code of the Town of Barnstable **(Refer to Public Hearing 09/19/2024)** ..89-101

2025-027 Appropriation and Loan Order in the amount of **\$3,826,327** and authorization to contract for and expend a grant in the amount of **\$2,833,849** from the Commonwealth’s Executive Office of Energy and Environmental Affairs for the Sandy Neck Beach Facility Coastal Resiliency Project **(Refer to Public Hearing 09/19/2024)**.....102-103

2025-028 Order authorizing the taking of road easements by eminent domain for sewer and water purposes over certain private roads known as: Beechwood Road, Cottonwood Lane, Sail-A-Way, Millstone Way, Tellegen Trail, and Whidah Way in Centerville; Sunny-Wood Drive, Centerboard Lane and Newspaper Road in Hyannis; Goose Point Road in Centerville and Hyannis; Marquand Drive in Marstons Mills; and Old East Osterville Road in Osterville **(First Reading) (Refer to Second Reading 09/19/2024)**104-122

Please Note: The lists of matters are those reasonably anticipated by the Council President which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may be discussed to the extent permitted by law. It is possible that if it votes, the Council may go into executive session. The Council may also act on items in an order other than as they appear on this agenda. Persons interested are advised that in the event any matter taken up at the meeting remains unfinished at the close of the meeting, it may be continued to a future meeting, and with proper notice.

A. OLD BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-009
INTRO: 08/15/2024, 09/05/2024**

2025-009 REAPPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION

RESOLVED: That the Town Council reappoints the following individuals to a multiple-member Board/Committee/Commission: **Comprehensive Financial Advisory Committee:** Hector Guenther, as a regular member to a term expiring 06/30/2027; **Council On Aging:** John Jope, as a regular member to a term expiring 06/30/2027; Kathleen Strudwick, as a regular member to a term expiring 06/30/2027; **Disability Commission:** Sheila Mulcahy, as a regular member to a term expiring 06/30/2027; Lori Gillen, as a regular member to a term expiring 06/30/2027; **Housing Committee:** Emily Cornett, as a regular member to a term expiring 06/30/2027; Evan Gaudette, as a regular member to a term expiring 06/30/2027; Donald Lynde, as a regular member to a term expiring 06/30/2027; **Hyannis Main Street Waterfront Historic District Commission:** Tom Doherty, as a Hyannis Business District Representative member, to a term expiring 06/30/2027; **John F. Kennedy Memorial Trust Fund Committee:** Robert Jones, as a regular member, to a term expiring 06/30/2027; Lynne Poyant, as a regular member, to a term expiring 06/30/2027; **Mid Cape Cultural Council:** Margeaux Weber, as a regular member to a term expiring 06/30/2025; **Recreation Commission:** Brendan Burke, as a regular member to a term expiring 06/30/2027; Tim Lus, as a regular member to a term expiring 06/30/2027; **Sandy Neck Board:** Richards French, as a regular member to a term expiring 06/30/2027; Thomas O'Neill, as a member-at large to a term expiring 06/30/2027; Maureen Piccione, a member-at-large to a term expiring 06/30/2027; **Waterways Committee:** Gregory Egan, as a regular member to a term expiring 06/30/2027; **Scholarship Committee:** John Marsden, as a regular member to a term expiring 06/30/2027; **Zoning Board of Appeals:** Emmanuel Alves, as an associate member to a term expiring 06/30/2027; Jake Dewey, as a regular member to a term expiring 06/30/2025

SPONSORS: Appointments Committee Members: Councilor Jeffrey Mendes, Chair; Councilor Kris Clark, Vice Chair; Councilor Kristin Terkelsen; Councilor Charles Bloom; and Councilor Seth Burdick

DATE	ACTION TAKEN
<u>08/15/2024</u>	<u>Refer to Second Reading 09/05/2024</u>

-
- Read Item
 - Rationale
 - Council Discussion
 - Vote

A. OLD BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2025-010

INTRO: 08/15/2024, 09/05/2024

2025-010 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION

RESOLVED: That the Town Council appoints the following individuals to a multiple-member Board/Committee/Commission: **Historical Commission:** John Richmond, as an alternate member to a term expiring 06/30/2026; **Hyannis Main Street Waterfront District Appeals Committee:** Stephen Peckham, as a Hyannis resident, to a term expiring 06/30/2025

SPONSORS: Appointments Committee Members: Councilor Jeffrey Mendes, Chair; Councilor Kris Clark, Vice Chair; Councilor Kristin Terkelsen; Councilor Charles Bloom; and Councilor Seth Burdick

DATE	ACTION TAKEN
<u>08/15/2024</u>	<u>Refer to Second Reading</u>

- ___ Read Item
- ___ Rationale
- ___ Council Discussion
- ___ Vote

A. OLD BUSINESS (May be acted upon) (Majority vote)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-012
INTRO: 08/15/2024, 09/05/2024**

**2025-012 RESOLVE APPROVING A LETTER OF SUPPORT FOR ESTABLISHMENT OF
A PAINT STEWARDSHIP PROGRAM**

RESOLVED: That the Town Council does hereby approve sending a letter, in the form as presented at this meeting, in support of H. 4263, a bill which would require manufacturers of certain types of paint to establish a postconsumer paint stewardship program and authorizes the Town Council President or Vice President to sign said letter on behalf of the Council.

SPONSOR: Gordon Starr, Councilor, Precinct 1; Kris Clark, Councilor, Precinct 11

DATE	ACTION TAKEN
<u>08/15/2024</u>	<u>Continue to 09/05/ 2024</u>
_____	_____

- ___ Read Item
- ___ Rationale
- ___ Council Discussion
- ___ Vote



Town of Barnstable Town Council

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Matthew P.
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Precinct 10

Kris Clark
Precinct 11

Paula Schnepf
Precinct 12

Administrator:
Cynthia A. Lovell
Cynthia.Lovell@town.barnstable.ma.us

August 16, 2024

Honorable Aaron Michlewitz, Chair
House Committee on Ways and Means
State House

24 Beacon Street, Room 243
Boston, MA 02133

Dear Chairman, Michlewitz:

On behalf of the Barnstable Town Council, I write to express our support for H. 4263, An Act to Save Recycling Costs in the Commonwealth, which requires manufacturers of certain types of paint to establish a postconsumer paint stewardship program. The paint stewardship program seeks to reduce the generation of postconsumer paint, promote its use and recycling, and manage this waste stream using environmentally sound management practices. As you know, Massachusetts is faced with declining landfill capacity and higher hauling and disposal costs for municipal waste. A portion of our solid waste is already being shipped out of state. The Massachusetts **2030 Solid Waste Master Plan**, released in October 2021, has set statewide goals for reducing our solid waste: 30% by 2030, and 90% by 2050.

A paint stewardship program requires manufacturers of paint sold at retail to submit a plan to the Commissioner of the Department of Environmental Protection, which would, among other things, describe how the plan will provide for convenient and cost-effective statewide collection of postconsumer paint. By diverting unused paint from the waste stream, a small portion of our solid waste stream will be reduced, and the recycled paint will be processed and resold as a usable product. This reduces illicit disposal of waste into our aquifer.

We ask for your support in passing H.4263 to move this paint stewardship program forward.

Sincerely,

Felicia R. Penn, President
Barnstable Town Council

A. OLD BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-017
INTRO: 08/15/2024, 09/05/2024**

2025-017 DESIGNATION OF THE HYANNIS DISTRICT IMPROVEMENT FINANCING DEVELOPMENT DISTRICT TO BE LOCATED IN DOWNTOWN HYANNIS AND APPROVAL AND ADOPTION OF THE DEVELOPMENT PROGRAM

ORDERED: That, pursuant to M.G.L Chapter 40Q (District Improvement Financing), the Town Council hereby designates the Hyannis District Improvement Financing Development District (the “Development District”), to be located in Downtown Hyannis with an area of 973.64 acres, as further identified in Appendix C of the “Hyannis District Improvement Financing District: District Improvement Financing Master Plan” (the “Master Plan”), prepared by Camoin Associates and dated July 1, 2024, which is attached hereto and incorporated herein, and that the Town Council hereby approves and adopts the Development Program, as set forth in the Master Plan, such that the area where revenue is being generated through new growth is the same area in which the funds can be spent. The Town Council hereby finds that the designation of the Development District is consistent with the requirements of Section 2 of said Chapter 40Q and will further the public purpose of encouraging increased residential, industrial and commercial activity in the Commonwealth.

DATE	ACTION TAKEN
<u>08/15/2024</u>	<u>Refer to Second Reading 09/05/2024</u>

- ___ Read Item
- ___ Rationale
- ___ Council Discussion
- ___ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-017
INTRO: 08/15/2024, 09/05/2024

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Kyle Pedicini, Community & Economic Development Planner
DATE: August 15, 2024
SUBJECT: Designation of the Hyannis District Improvement Financing Development District to be located in downtown Hyannis and approval and adoption of the Development Program

BACKGROUND: Through District Improvement Financing (DIF), municipalities can establish a funding stream for economic development activities that is linked to, and derived from, the results of economic development. DIF sets up a process through which a municipality can identify and capture tax revenues that result from new private investment in a specific area, such as an expanding business, a building addition, or a new development.

A DIF is not a new tax, but rather a re-allocation of a portion of new growth dollars to a dedicated fund for improvements in a certain area (in this case, downtown Hyannis). DIF revenues are generated by the increase in assessed value that results from private investment, not from tax rate increases, special assessments, or real estate market factors. The Town can direct this stream of incremental tax revenues toward public improvements and economic development projects in the same area, which can range from critical infrastructure needs to supporting activities such as planning studies or workforce training.

In Fiscal Year 2024, the Town of Barnstable received a \$50,000 Real Estate Technical Assistance grant from MassDevelopment for consultant work to examine and evaluate a potential District Improvement Financing Program in Hyannis. The final product of this analysis is reflected in the draft Downtown Hyannis District Improvement Financing Master Plan, which indicates the projected funding amount for the program and outlines eligible uses for the funding.

RATIONALE: The DIF tool works by creating a virtuous cycle of public and private investment in a targeted area. Under the program, new growth dollars as a result of private investment will be used to fund public investment in the same area, which will in turn improve the environment for future private investment and continue the cycle.

Furthermore, by dedicating a portion of the new resources generated from new investment to public improvements in the same area, the Town can support its existing businesses and residents to mitigate any negative gentrification effects related this new investment. An example of this would be DIF providing funding for an ongoing small business façade improvement grant program, which was well-received by the community when it was implemented in 2023 and 2024 as it helps support small business owners and preserve existing jobs. DIF can also fund improvements to enhance quality of life such as new sidewalks, arts and culture programming, and improvements to open space.

FISCAL IMPACT: This fiscal impact of this program is outlined in the Downtown Hyannis District Improvement Financing Master Plan. For the first 10 years of the program, 50% of new growth dollars in the area would be allocated into a DIF fund as opposed to the general fund. For the remaining 15 years of the program 25% of new growth dollars would be allocated.

STAFF ASSISTANCE: James Kupfer, Interim Director of Planning & Development; Kyle Pedicini, Community & Economic Development Planner; Mark Milne, Finance Director



Downtown Hyannis District Improvement Financing Master Plan

Adopted Month____ Day____ 2024

Dated July 1, 2024

Document prepared by Camoin Associates for the Town of Barnstable

Through a Real Estate Services Technical Assistance grant from MassDevelopment

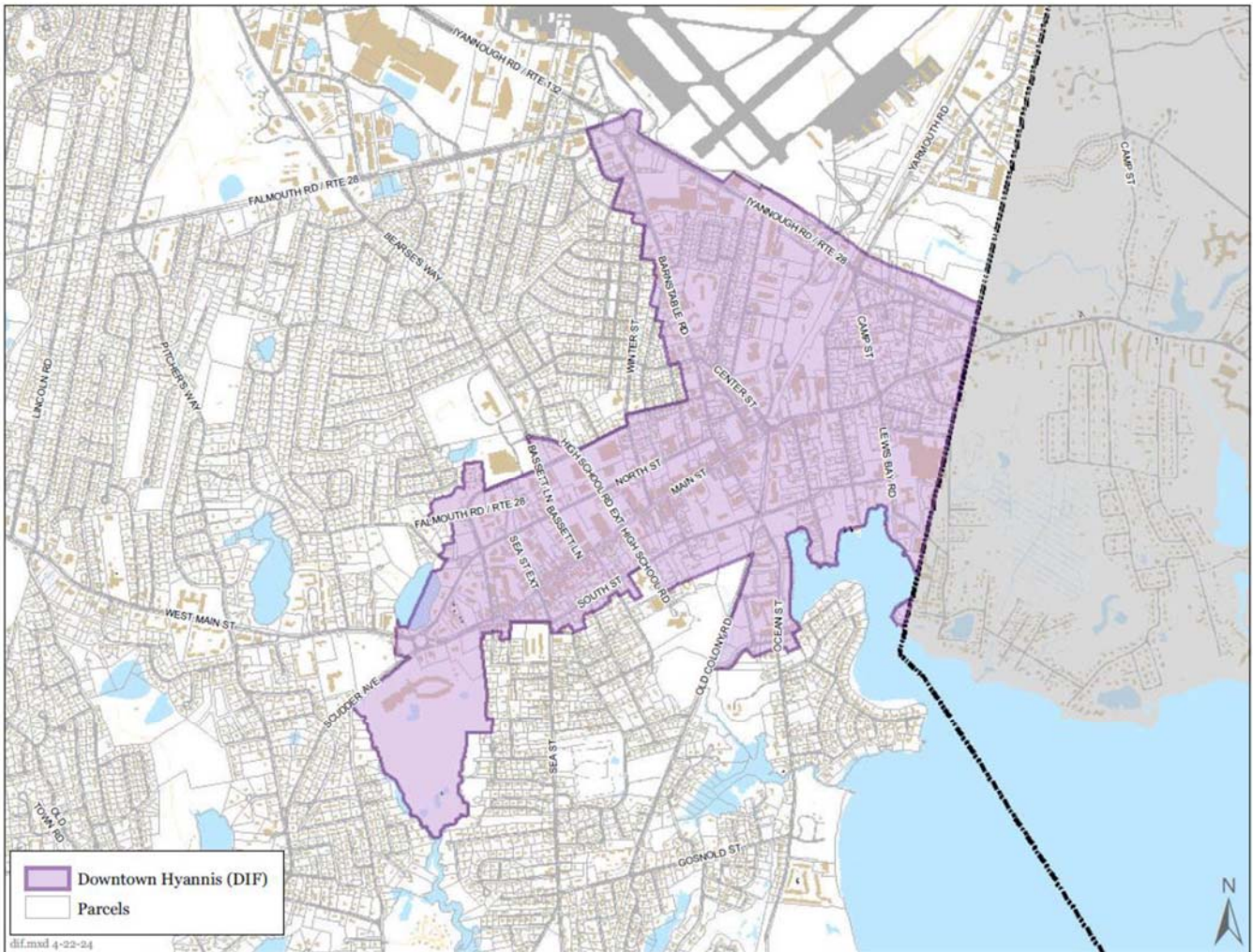
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Introduction

The Town of Barnstable (the "Town") designates portions of downtown Hyannis as the Downtown District Improvement Financing District (the "DIF District") and the accompanying Downtown Development Program and Downtown Invested Revenue District Development Program (the "Downtown Development Program") for the DIF District, as enabled by Massachusetts General Laws Chapter 40Q.



This Downtown District Improvement Financing master plan (the "Report") describes the process by which the Downtown DIF District and Development Program will be established, together with the projects to be supported, the expected revenues and financing plans, and the ongoing management of the DIF District. With this Report and the legislative actions undertaken and included in Appendix B, the following are established:

- ✓ The Downtown Development District, which identifies the part of the municipality in which projects will be implemented; and
- ✓ The Downtown Invested Revenue District, which identifies the part of the municipality in which the Tax Increment will be calculated and from which tax revenues will be captured, and which is coterminous with the Development District.¹

¹ All parcels are included in both the DIF District and the Invested Revenue District.

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- ✓ The Downtown Development Program, which will describe the capital plan, including the type and cost of projects to be undertaken by the municipality, and the type and costs of projects expected to be undertaken by private entities as a result of the public investments made by the municipality in the DIF District; and
- ✓ The Downtown Invested Revenue District Development Program, which provides details of the financial plan including the expectations for the generation and collection of revenue from the Tax Increment, the percentage anticipated to be captured and used for projects in the DIF District, and expectations for borrowing.

This *Introduction* first describes the uses of Development Districts and Development Programs, the statutory authority of municipalities to enter into them, and key provisions that must be satisfied. It then sets forth the steps taken to authorize the Downtown DIF District and, when it is complete, the accompanying Development Program.

In *Part I: Downtown Development District*, this report describes the Downtown Development District boundaries, including the boundaries of the Downtown Invested Revenue District. It provides information about the parcels to be included. Improvements and activities will be implemented within the Downtown DIF District to generate economic growth and further strategic goals.

In *Part II: Downtown Development Program*, the report presents the proposed Development Program which is being created to implement the development goals within the DIF District. It presents a general description of the projects, the operation and maintenance plan, and the financial plan.

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About District Improvement Financing

Through DIF, a town or a city can establish a funding stream for economic development activities that is linked to, and derived from, the results of economic development.

DIF achieves this by setting up a process through which a municipality can identify and capture tax revenues that result from new private investment in a specific area, such as an expanding business or a new multifamily housing project. These tax revenues are generated by the increase in assessed value that results from the private investment, not from tax rate increases, special assessments, or real estate market factors.

The municipality can then direct this stream of incremental tax revenues toward public improvement and economic development projects, which can range from critical infrastructure needs such as traffic mitigation, to essential supporting activities such as planning studies or workforce training.

This section provides detail about the legislation that enacted DIF, the tasks required to be undertaken by a community to comply with the legislative requirements, and the defined terms that are used in the legislation and throughout this document.

Legislative Requirements

Massachusetts General Laws Chapter 40Q (the “DIF Statute”) authorizes towns and cities to use DIF. The DIF Statute sets forth activities that must be undertaken, such as identifying tax revenues to be captured, describing projects to be implemented, and designating parcels of property to be included within the DIF District. Municipalities enact local legislation through the ordinary processes of a Town Council, Town Meeting, or City Council. The DIF Statute does not provide specific language that must be incorporated into local legislation.

The DIF Statute does not set forth specific legislative review or public hearing requirements. A town or city will follow its established legislative rules. If the town or city wishes to amend an element of its DIF, it must follow the same legislative process it used to adopt the original legislation, for example a vote of Town Meeting.

The DIF Statute does not require review and approval by the Economic Assistance Coordinating Council or other state agency, and no reports need to be prepared for or submitted to any state agencies once DIF has been implemented.

Identifying the Tax Increment and Capturing Tax Revenue

DIF enables communities to identify and capture tax revenues generated by the incremental increases to the assessed value of real property that result from new private investment, such as building or renovation, within a district or districts established by the community under the DIF Statute. These increases, the “Tax Increment” as defined by the DIF Statute,² may occur on residential or commercial property, but must arise from new private investment. Increases to assessed value as a result of market factors or revaluation are not eligible, and tax revenues generated by these increases may not be captured through the use of DIF.

² See Definitions, below.

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The Tax Increment is calculated as the difference between the assessed value of the property as of a Base Date,³ with assessed value as of the Base Date defined as the Original Assessed Value,⁴ and the assessed value as of each subsequent assessment date for the duration of the DIF. The Base Date will always be the January 1 prior to the adoption of legislation establishing DIF.

Identifying the Tax Increment is done through a municipality’s normal assessment process and on the same schedule. The calculation and collection of tax revenues also follows the customary procedures for the entire community. DIF governs how to calculate, capture, and spend a designated portion of the tax revenues once they are collected. In this *DIF Guide*, the portion of the tax revenues that is identified and captured through the establishment of DIF is referred to as the “DIF Revenues.”⁵

The Tax Increment is cumulative once DIF is established and is always the difference between the Original Assessed Value and the portion of a new assessed value that, through ordinary assessment processes, is attributed to new private investment. If the increase over the Original Assessed Value is \$5 million per year for five years, the Tax Increment grows to \$25 million over that same five-year period. All tax revenues generated by the Tax Increment, up to 100%, are eligible for capture through the use of DIF, and each town or Town identifies, through the legislation it uses to establish DIF, how much of the revenue will be captured and how it will be used.

The following is a sample timetable based on a community's assessment calendar and fiscal years. Legislation may be adopted at any time of the year and dates are shown as examples only.

Note that there will be a lag of at least one year between the adoption of legislation and the availability of revenues. This is a result of the assessment calendar, not of the use of DIF.

1. April 6, 2021: Legislation is adopted to establish DIF, with a Base Date of January 1, 2021, for assessed values. The Original Assessed Value is established as of January 1, 2021.

2. January 1, 2022: Assessed values are determined for each parcel in the community as of this date, although actual new assessed values may not be finalized until later in the year. Increases to assessed value that are attributable to new private investment are identified for the entire community.⁶ Tax Increment is identified.

3. Communities that have accepted Acts of 1989 Ch. 653, Amending Mass. Gen. Laws Ch. 59 § 2A (a), recognize increases to assessed value from new private investment that occur between January 2 and June 30 of each calendar year as having occurred on January 1 of that same calendar year. A community using DIF will still follow this calendar for recognizing changes to assessed value. The

4. July 1, 2022–June 30, 2023: First fiscal year in which tax revenues are collected using values established as of January 1, 2021. These are the first tax revenues from which a portion may be identified and captured through the use of DIF, and Fiscal Year 2023 is therefore the first fiscal year of the DIF.

5. July 1, 2023–Duration of the DIF: Assessed values are determined each year and the Tax Increment is recalculated to reflect the cumulative impact of new private investment since the Base Date. Tax revenues generated by the Tax Increment are eligible for capture through the use of DIF.

³ "Base date" is the last assessment date of the real property tax preceding the creation of the district. See Definitions, below. with assessed value as of the Base Date defined as the Original Assessed Value,⁴

⁴ "Original Assessed Value" is the aggregate assessed value as of the Base Date. See Definitions, below

⁵ See also *Definitions*, below.

⁶ Communities that have accepted Acts of 1989 Ch. 653, Amending Mass. Gen. Laws Ch. 59 § 2A (a), recognize increases to assessed value from new private investment that occur between January 2 and June 30 of each calendar year as having occurred on January 1 of that same calendar year. A community using DIF will still follow this calendar for recognizing changes to assessed value.

DRAFT

The revenues generated by the Tax Increment will also increase to the extent permitted by Mass. Gen. Laws Ch. 59 § 21c (f), which governs the total tax levy in a municipality.

Components of DIF

The DIF Statute requires that municipalities adopt four components which together enable the activities and benefits of DIF as an economic development tool:

[Development District](#) [Invested Revenue District](#)
[Development Program](#) [Invested Revenue Development Program](#)

A community may adopt all four components at once, or the Development District may be established first and the other components at later dates through the same legislative process.

The DIF Statute sets forth specific requirements for each component as described below.

Development District

A Development District (DIF District) is the part of the municipality in which projects will be implemented. The community defines the boundaries and identifies the parcels within the DIF District.

A community may establish multiple DIF Districts, but the aggregate area of all DIF Districts may not exceed 25% of the area of the community. The Assessor must certify the area of each DIF District and confirm compliance with the 25% limit.

Projects that are to be funded with DIF Revenues must be implemented within the DIF District. Exceptions are certain components of water and sewer infrastructure that must be constructed outside of the DIF District because of the design of the system.

A DIF District does not need to be contiguous.

Commercial and residential properties, municipal properties, vacant or undeveloped land, and property owned by tax-exempt entities may all be included in a DIF District.

Invested Revenue District

An Invested Revenue District (IRD), identifies the portion of the DIF District in which the Tax Increment will be calculated and from which DIF Revenues will be generated. It must be either coterminous with the DIF District, having the same boundaries and parcels, or a subset that is wholly within it. No parcels may be included in an IRD if they are not also within the DIF District.

Development Program

A Development Program describes the activities expected to be undertaken within the DIF District. It must describe all of the following,⁷ *but* if one or more of the activities are not expected, such as displacing and relocating persons, then the Development Program should clearly state that the activity will not be undertaken.

⁷See also *Definitions*, below.

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1. A finding, or statement, that the designation of the DIF District is consistent with the requirements of Mass. Gen. Laws Ch. 40Q §2 and "will further the public purpose of encouraging increased residential, industrial, and commercial activity in the Commonwealth."⁸ In essence, this is a statement of the community's goals.
2. A Financial Plan⁹ that describes the costs of the anticipated projects, expected sources of revenue, the amount of indebtedness to be incurred, and anticipated sources of capital;
3. A list of the public facilities to be constructed and any other projects expected to be paid for in whole or in part with DIF Revenues. *If new projects are later identified, the Development Program can and must be amended. This includes public facilities and other eligible projects.*
4. The use of private property;
5. Plans for the relocation of persons displaced by the development activities;

6. Plans, if any, for the development of housing, both affordable and market rate;
7. The proposed regulations and facilities to improve transportation; and
8. The proposed operation of the district after the improvements are completed;

Optional: The Development Program *may* also designate an entity that will administer activities related to the DIF and describe the proposed operation of the DIF.¹⁰

9. The duration of the Development Program. This may not exceed 30 years. The 30-year count may begin either at the date of the designation of the DIF District, or at a "Project Stabilization"¹¹ date defined by the community in the Development Program.

Invested Revenue District Development Program

An Invested Revenue District Development Program (IRDDP) is required in order to calculate the Tax Increment and capture the tax revenues from that Tax Increment to be used as DIF Revenues to pay for projects within the DIF District. In essence, it directs the capture and use of tax revenues collected from the IRD. It is required to include:

1. Estimates of the tax revenues to be derived from the IRD;
2. A projection of the tax revenues to be derived from the IRD if no Development Program were to be adopted and implemented (with presumably less new private investment than is expected to occur as a result of the Development Program);
3. Statement of whether any bonds issued as part of the DIF will be General Obligation or Special Obligation Bonds;
4. The percentage, dollar amount, or formula directing the amount of tax revenues collected from the Tax Increment that will be captured to pay for projects in the Development Program;

⁸ Mass. Gen. Laws Ch. 40Q §2 (a)

⁹ Ibid.

10 Mass. Gen. Laws Ch. 40Q §2 (c)(2): “create a department, designate an existing department, board officer, agency, municipal housing or redevelopment authority of the Town or town or enter into a contractual agreement with a private entity to administer the activities authorized by this chapter”

11 The DIF Statute does not define “Project Stabilization” or dictate rules for selecting such a date. See Definitions, below, for an explanation of how the term is used in this DIF Guide.

5. A statement of the estimated impact of tax increment financing on all taxing jurisdictions in the DIF District:¹² and
6. The establishment of a Development Program Fund, which consists of two accounts: a Project Cost Account and, if debt is anticipated to be issued, a Development Program Sinking Fund Account.

The DIF Statute requires that DIF Revenues be deposited to the Development Program Fund and establishes the priority of claims upon those revenues.

Principal and interest on debt, and related costs such as maintaining reserve accounts, must be paid from the Development Program Sinking Fund Account. As long as debt is outstanding to which DIF Revenues are pledged, the Development Program Sinking Fund Account has the senior claim on DIF Revenues.¹³

Costs for constructing or implementing projects are paid from the Project Cost Account.

Balances may be transferred between the Development Program Sinking Fund Account and the Project Cost Account as long as the balances in the Development Program Sinking Fund Account are sufficient to meet its obligations to repay debt.

Excess funds not required by the Development Program Fund may be transferred to the municipality's General Fund.

A graphic illustrating these funds and accounts, and a description of the accounts, is included as Appendix A.

¹² The DIF Statute does not define "tax increment financing." In its definition of Invested Revenue District it does refer to an Invested Revenue District as a district where tax increment financing is used. Therefore, for the purposes of this DIF Guide, this statement is interpreted to mean that a municipality should state the impact of the IRDDP on the taxing jurisdictions.

¹³ A municipality may use DIF Revenues to repay a portion of debt service without formally pledging the DIF Revenues to the bonds. In this case the Development Program Sinking Fund Account may have parity with the Project Cost Account. A municipality should consult its bond counsel on this and other matters relating to debt issuance.

Definitions

Definitions from the DIF Statute¹⁴

The following terms have the meanings as defined in Massachusetts General Law Chapter 40Q, Section 1. Capitalization has been added to the statute's defined terms to identify them clearly in the text.

"Base Date", the last assessment date of the real property tax immediately preceding the creation of the district.

"Development District", a specified area within the corporate limits of a city or town which has been designated as provided in §2 and which is to be developed by the city or town under a Development Program.

"Development Program", a statement of means and objectives designed to improve the quality of life, the physical facilities and structures, and the quality of pedestrian and vehicular traffic control and transportation within a development district. Means and objectives designed to increase or improve residential housing, both affordable and market rate, may also be addressed within a district and shall be considered part of a development program. The statement shall include:

- (1) a Financial Plan;
- (2) a complete list of public facilities to be constructed;
- (3) the use of private property;
- (4) plans for the relocation of persons displaced by the development activities;
- (5) plans, if any, for the development of housing, both affordable and market rate;
- (6) the proposed regulations and facilities to improve transportation;
- (7) the proposed operation of the district after the planned capital improvements are completed; and
- (8) the duration of the program which shall not exceed the longer of: (i) 30 years from the date of designation of the district; or (ii) 30 years from project stabilization, as defined in the development program.

"Financial Plan", a statement of the costs and sources of revenue required to accomplish the development programs, which shall include: (1) cost estimates for the development program; (2) the amount of indebtedness to be incurred; and (3) sources of anticipated capital.

"Invested Revenue District", a type of Development District or portion of a district that uses tax increment financing under §3.

"Invested Revenue District Development Program", a statement which, in addition to the information required for a Development Program, shall also include: (1) estimates of tax revenues to be derived from the Invested Revenue District; (2) a projection of the tax revenues to be derived from the Invested Revenue District in the absence of a Development Program; (3) a statement as to whether the issuance of bonds contemplated pursuant to this chapter shall be general or special obligation bonds; (4) the percentage of

¹⁴ Mass. Gen. Laws Ch. 40Q §1

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the tax increment to be applied to the Development Program and resulting tax increments in each year of the program; and (5) a statement of the estimated impact of tax increment financing on all taxing jurisdictions in which the district is located.

“Original Assessed Value”, the aggregate assessed value of the Invested Revenue District as of the Base Date.

“Project”, a project to be undertaken in accordance with the Development Program.

“Project Costs”, any expenditure made or estimated to be made or monetary obligations incurred or estimated to be incurred by the city or town which are listed in a project plan as costs of improvements including, but not limited to, public works, acquisition, construction or rehabilitation of land or improvements for sale or lease to residential, commercial or industrial users within a development district plus any costs incidental to those improvements, reduced by any income, special assessments or other revenues, other than tax increments, received or reasonably expected to be received by the city or town in connection with the implementation of this plan.

- (1) “administrative costs”, any reasonable charges for the time spent by Town or town employees in connection with the implementation of a project plan;
- (2) “capital costs”, the actual costs of the construction of public works or improvements, new buildings, structures and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures; the acquisition of equipment; and the grading and clearing of land;
- (3) “discretionary costs”, those payments made by the appropriate body of a city or town that in its discretion are found to be necessary or convenient to the creation of development districts or the implementation of project plans.
- (4) “financing costs”, including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of that indebtedness because of the redemption of the obligations before maturity;
- (5) “improvement costs”, those costs associated with developing new employment opportunities, promoting public events, advertising cultural, educational and commercial activities, providing public safety, establishing and maintaining administrative and managerial support and such other services as are necessary or appropriate to carry out the development program;
- (6) “organizational costs”, all reasonable costs relating to the conduct of environmental impact and other studies and informing the public about the creation of development districts and the implementation of project plans;
- (7) “professional service costs”, including, but not limited to, those costs incurred for architectural, planning, engineering and legal advice or services;
- (8) “real property assembly costs”, any deficit incurred resulting from the sale or lease by the city or town, as lessor, of real or personal property within a development district for consideration which is less than its cost to the city or town;
- (9) “relocation costs”, all reasonable relocation payments made pursuant to a condemnation;

(10) "training costs", costs associated with providing skills, development and training for employees of businesses within the development district; provided, however, that these costs shall not exceed 20 per cent of the total project costs and shall be designated as training funds within 5 years of the issuance of

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bonds pursuant to this chapter for the project or the designation of the district, whichever occurs later; and

(11) "water and sewer line costs", which shall include the costs related to the construction or alteration of sewage treatment plants, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, water lines or amenities on streets or the rebuilding or expansion thereto so long as required by the project plan for a development district, whether or not the construction, alteration, rebuilding or expansion is within the development district;

Project costs shall not include the cost of a building or a portion of a building used predominantly for the general conduct of government, such as a Town hall, courthouse, jail, police or fire station or other state or local government office buildings.

"Project Revenues", receipts of a city or town with respect to a project including, without limitation, tax increments, investment earnings and proceeds of insurance or disposition of property.

"Tax Increment", all annual increases in the municipality's limit on total taxes assessed pursuant to subsection (f) of section 21C of Mass. Gen. Laws Ch. 59 that are attributable to parcels within the district for fiscal years with an assessment date later than the base date. The tax increment shall also include the part of increases in the limit on total taxes assessed allowed pursuant to said subsection (f) of said section 21C of said chapter 59 that are attributable to such increases pursuant to said subsection (f) of said section 21C of said chapter 59 in prior years that were part of the increment in such prior years. In any year that the limit on total taxes assessed pursuant to said section 21C of said chapter 59 is lower than the prior year's limit on total taxes assessed, the tax increment shall be reduced in the same proportion as the limit on total taxes assessed.

Tax Increment and Definition for "New Growth"

The DIF Statute uses the defined term Tax Increment to describe the incremental increases in assessed value that may result from new private investment that improves the property. In practice, assessors often use the term new growth (herein, "New Growth") for the same concept. This *DIF Guide* uses the term New Growth to refer to the increases in assessed value that result from new private investment on a day-to-day basis by towns and cities. New Growth refers to increases in assessed value that result from improvements, *not* increases in assessed value that result from market factors or revaluation.

Please see also *Levy Limits: A Primer on Proposition 2 ½*, Massachusetts Department of Revenue Division of Local Services, available online at <https://www.mass.gov/files/documents/2016/08/oq/levylimits.pdf>.

Additional Definitions for Terms in this District Improvement Financing Master Plan

"DIF Project" means an eligible Project as defined by the DIF Statute that is intended to be funded in whole or in part through the use of DIF Revenues.

"DIF Revenues" means the portion of the revenue generated by the Tax Increment that is collected as a result of New Growth in the DIF District. These are transferred to the Development Program Fund and used as provided for in the Development Program. DIF Revenues may be all or a portion of the revenues collected from the Tax Increment for any fiscal year. The percentage of the revenue from each year's Tax Increment that becomes DIF Revenues is established by the Development Program and Invested Revenue District Development Program.

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“Pay-as-You-Go” means paying for Project Costs directly from DIF revenues collected, in contrast to using the proceeds of debt to pay such costs.

“Project Stabilization Date” means the date, established by the community in its Development Program, on which the Development Program comes into effect. A Development Program may have a duration of up to 30 years either from the date of the adoption of the DIF District, or 30 years from the Project Stabilization. The DIF Statute does not dictate rules for selecting such a date, only stating that such a date may be defined in the Development Program.¹⁵

¹⁵ Mass. Gen. Laws Ch. 40Q § 1 (a) (8).

About the Downtown Development District

The purpose of the Downtown Development District is to grow and strengthen the local economy that serves town residents, employees, and visitors by investing in a series of public projects.

Through the use of a DIF District and Development Program, the Town will capture tax revenues generated by expected economic development, and direct these revenues toward a downtown organization that will invest, promote, and strengthen the community and make it more attractive for businesses, residents, and visitors by:

1. Attracting new private investment by making it a more attractive place to locate and grow a business;
2. Capturing new tax revenues from private development and using the revenue stream to fund projects that support growth and investment in the district; and
3. Communicating that the Town of Barnstable has targeted the district for strategic growth and is making its own investments.

Details of the project, with cost estimates, are presented in Part II, Projects to be Implemented.

Description of the Approval Process and Legislative Actions

The establishment of a DIF District and Development Program enables a community to capture future incremental tax revenues that may be spent on projects designated in the Development Program. It does not authorize actual expenditures, and does not authorize the issuance of debt. Expenditures, debt issuance, and procurement to implement the projects in the Development Program will be authorized through the same local approval processes that would be required if the projects were not part of a Development Program.

The Downtown DIF District and Development Program are established through local approval processes. The Town has:

- Held a public hearing on _____.
- Held a Municipal Council meeting on _____ to vote upon the proposed DIF District and Development Program.
- Received a *draft* Assessor Certification presenting the Original Assessed Value of parcels as of _____, the latest assessment date for which data is available. This is an estimate of the Original Assessed Values. This Assessor Certification will be finalized when assessed values as of the Base Date of January 1, 202X are confirmed.

Documentation of the legislative actions is included in Appendix B. Assessor Certifications are included in Appendix D.

Downtown Development District and Program Information Summary

Development District Name	Downtown Development District
IRD Name	Downtown Invested Revenue District
Development Program Name	Downtown Development Program
IRDDP Name	Downtown Invested Revenue District Development Program
Date of Development District and IRD Establishment	MONTH, Date, 2024
Date of Development Program and IRDDP Establishment	MONTH, Date, 2024
Base Date for Assessed Values in the DIF District and IRD	January 1, 2024
Acceptance of Chapter 653 (Yes/No)	Yes
Certified, Original Assessed Value in the DIF District as of the Base Date	\$1,225,561,200
Certified, Original Assessed Value in the IRD as of the Base Date	\$1,225,561,200
Total Acres in the DIF District	973.64
Term of the DIF Program	25 Years
Tax Increment to be Captured	50% and then 25%
DIF District Administrator	Town of Barnstable DIF Advisory Committee

Part I: The Downtown Development District and Invested Revenue District

Description of the Development District and Invested Revenue District

The DIF Statute provides for the establishment of two districts:

A Development District that includes the parcels on or around which development projects, public or private, will be undertaken. A Development District is established in advance of or at the same time as the Development Program.

An Invested Revenue District (IRD) that includes the parcels from which a Tax Increment will be calculated and incremental revenues (DIF Revenues) will be collected when New Growth occurs. The Downtown IRD is coterminous with the DIF District, sharing all boundaries and parcels.

The Downtown Development District and the Downtown Invested Revenue District (the DIF District) will encompass the parcels as summarized in "Parcel Information," below, and attached as Appendix C. A map is also included in Appendix C.

Statement of Findings

The Town finds that the designation of the Downtown Development District and Development Program will further the public purpose of encouraging increased residential, industrial, and commercial activity in the Commonwealth.¹⁶ The boundaries of the Downtown Development District are coterminous with the establish Growth Incentive Zone previously established in the Town of Barnstable.

Base Date for Assessment of Parcels

Base Date for Assessment of Parcels

The Base Date for the Downtown Development DIF District is **January 1, 2024**. The Original Assessed Value of the DIF District is the assessed value as of this Base Date.

The Town of Barnstable is a "653 community." Therefore, while January 1 is and will always be the assessment date for all parcels in the community and the DIF District, New Growth occurring between each January 2 and June 30 will be added to the assessed value as of January 1 of that year.

¹⁶ M.G.L. 40Q §2 (a).

Parcel Information

The table below summarizes the parcels that will be included in the DIF District and IRD, by current use type. Appendix C includes more detailed information and a map.

Table 1: Downtown Hyannis DIF District Parcels by Use Type

Use Type	Parcels in DIF District	Acres in DIF District	Share of Acreage in DIF District
Commercial	344	277.44	28.5%
Industrial	3	1.47	0.2%
Residential	310	94.26	9.7%
Mixed-Use	71	22.29	2.3%
Public Service/Tax Exempt	122	578.18	59.4%
Total	850	973.64	100%

The Downtown Development District and Other Special Districts

The establishment of the DIF District does not impose a special assessment or other increased tax on any parcel. The same property tax rates that are applied to parcels outside of the DIF District are applied within the DIF District. Parcels that are in the DIF District are noted in the table included in Appendix C.

The establishment of the DIF District does not prevent the collection and distribution of fees, special assessments, or other monies from parcels in any other special districts. Owners of property in the DIF District will continue to be responsible for all obligations, actions, and payments associated with other special districts.

The DIF Statute establishes that the aggregate area of all development districts within a city or town may not exceed 25% of the total area of that city or town. As shown in the table below, the total acreage in the Downtown DIF District is below the state maximum.

Table 2: DIF District Share of Total Acres in Municipality

Town of Barnstable, Total Acres	38,508.80
Downtown Hyannis DIF District, Total Acres	973.64
Total DIF Districts Share of Town Total	2.53%

Source: Town of Barnstable

The Assessor's Certification from which information in the table was drawn is included in Appendix D.

Part II: The Downtown Development Program and the Downtown Invested Revenue District Development Program

This section of the document includes all information required by the DIF Statute for both the Development Program and the Invested Revenue District Development Program. Explanatory information about statutory requirements for managing DIF Revenues is also included.

Statement of Means and Objectives

The Town of Barnstable establishes this DIF District and Development Program to create the vehicle through which tax revenues from private investment can be used to make public investments that will facilitate growth and benefit the community.

The creation of the Development Program will promote the municipality's goals and objectives by:

1. Establishing a DIF Advisory Committee to administer the DIF District and Invested Revenue District (IRD) and the Development Program and Invested Revenue District Development Program (IRDDP);
2. Capturing future tax revenue from a portion of the Tax Increment generated by New Growth in the Invested Revenue District (IRD) to create an anticipated revenue stream (the DIF Revenues) dedicated to fund these projects;
3. Providing funding for the improvements to the DIF District that will encourage new business and commercial activity by making the DIF District a more attractive place to live, work, and engage in leisure activities. This activity will generate new private investment and additional (incremental) tax revenues, which may be designated as DIF Revenues as described in this Development Program, and which will fund such improvements in whole or in part;
4. Communicating to residents and businesses in the community, the region, and beyond, that the Town of Barnstable is encouraging and supporting the development of the DIF District.

Duration of the Development Program

The term of the Downtown Development Program will be twenty (25) years from project stabilization. Project stabilization will be the date of DIF Adoption (_____, 2024) and the Development Program will be in effect for 25 years.

Projects to be Implemented

The Town of Barnstable has established the following goals of the revenue investment:

- placemaking/beautification projects
- storefront improvement grants
- arts and culture projects
- program administration
- public infrastructure improvements

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Final costs and funding sources are estimates intended for planning purposes. Final costs are expected to be different from these estimates. Inclusion of these estimates does not represent an appropriation or legal commitment to spend these amounts on these projects and, as noted in the *Introduction*, does not authorize either expenditures or debt.

Table 3, below, lists these projects and the estimated costs.

Table 3: Downtown Hyannis DIF District Public Projects

Project Name	Timing	Anticipated Costs
Annual DIF Area Improvements	ongoing	\$300,000

Plans for Relocation of Displaced Persons

The Downtown Development Program will not eliminate any residential units or displace any residents.

Plans for Housing

The Downtown Development Program does not propose to use DIF Revenues or other public funds to add to or renovate any housing structures.

Proposed Regulations and Facilities to Improve Transportation

The Downtown District Development Program may use DIF Revenues to improve transportation within the District.

Operation and Management of the DIF District and Development Program

The Town of Barnstable will use the DIF Advisory Committee (DAC), which will be responsible for the ongoing operation and management of the DIF District and Development Program, for the term of the Development Program, including periodic reporting to municipal and elected leaders.

The DAC, as of the adoption of this DIF District and Development Program, consists of the Town of Barnstable Director of Planning & Development, Town of Barnstable Finance Director, Town of Barnstable Assessor, Hyannis Main Street Business Improvement District (BID) representative, a member of the Town of Barnstable Comprehensive Financial Advisory Committee, and a Town of Barnstable Council Representative.

The responsibilities of the DAC for ongoing operation and management may include but are not limited to, activities such as administering or overseeing capital projects, administering/overseeing other economic development projects and any public/private partnerships, and ensuring that the annual Tax Increment and resulting DIF Revenues are correctly calculated and deposited into the funds and accounts established by the Development Program and IRDDP. The DAC will also ensure that all payment procedures conform to Town policies.

Financial Plan

This Financial Plan includes information required for both the Development Program and the IRDDP. This Financial Plan sets forth the expectations as of the time of the establishment of the DIF District and Development Program. The Development Program includes the costs of the public projects as described in Table 3.

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To support these projects, the Town of Barnstable will calculate and collect revenues from the Tax Increment and retain a percentage that will be deposited to the Development Program Fund as DIF Revenues.

Capital Plan

Additional Sources of Capital

It is anticipated that other sources of capital will be used, and the Town of Barnstable is actively seeking grants and other capital. Other sources of funds may include grants.

Cost Estimates for the Development Program and Sources of Anticipated Capital

Table 4. Cost Estimates and Anticipated Sources of Capital

Line Item	Project Cost Estimate	Grant or Other Source	DIF Revenues "Pay as You Go"
Annual DIF Area Improvements	\$300,000	X	X

Statement of the Retention of Tax Increment as DIF Revenues

The share of Tax Increment revenues to be designated as DIF Revenues and deposited to the Development Program Fund each year are set forth in the table below, "Tax Increment Retained as DIF Revenues."

Table 5: Tax Increment Retained as DIF Revenues

Years of DIF Term	First Fiscal Year Ending	Share
1	6/30/2025	50%
2	6/30/2026	50%
3	6/30/2027	50%
4	6/30/2028	50%
5	6/30/2029	50%
6	6/30/2030	50%
7	6/30/2031	50%
8	6/30/2032	50%
9	6/30/2033	50%
10	6/30/2034	50%
11	6/30/2035	25%
12	6/30/2036	25%
13	6/30/2037	25%
14	6/30/2038	25%
15	6/30/2039	25%
16	6/30/2040	25%
17	6/30/2041	25%
18	6/30/2042	25%
19	6/30/2043	25%
20	6/30/2044	25%
21	6/30/2045	25%
22	6/30/2046	25%
23	6/30/2047	25%
24	6/30/2048	25%
25	6/30/2049	25%

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Each year the Assessor will certify the amount of the Tax Increment to the Town of Barnstable. The DAC will calculate the amount of the DIF Revenues and oversee the deposit of the DIF Revenues to the Development Program Fund, as described below in "Tax Increment and DIF Revenue Flow of Funds."

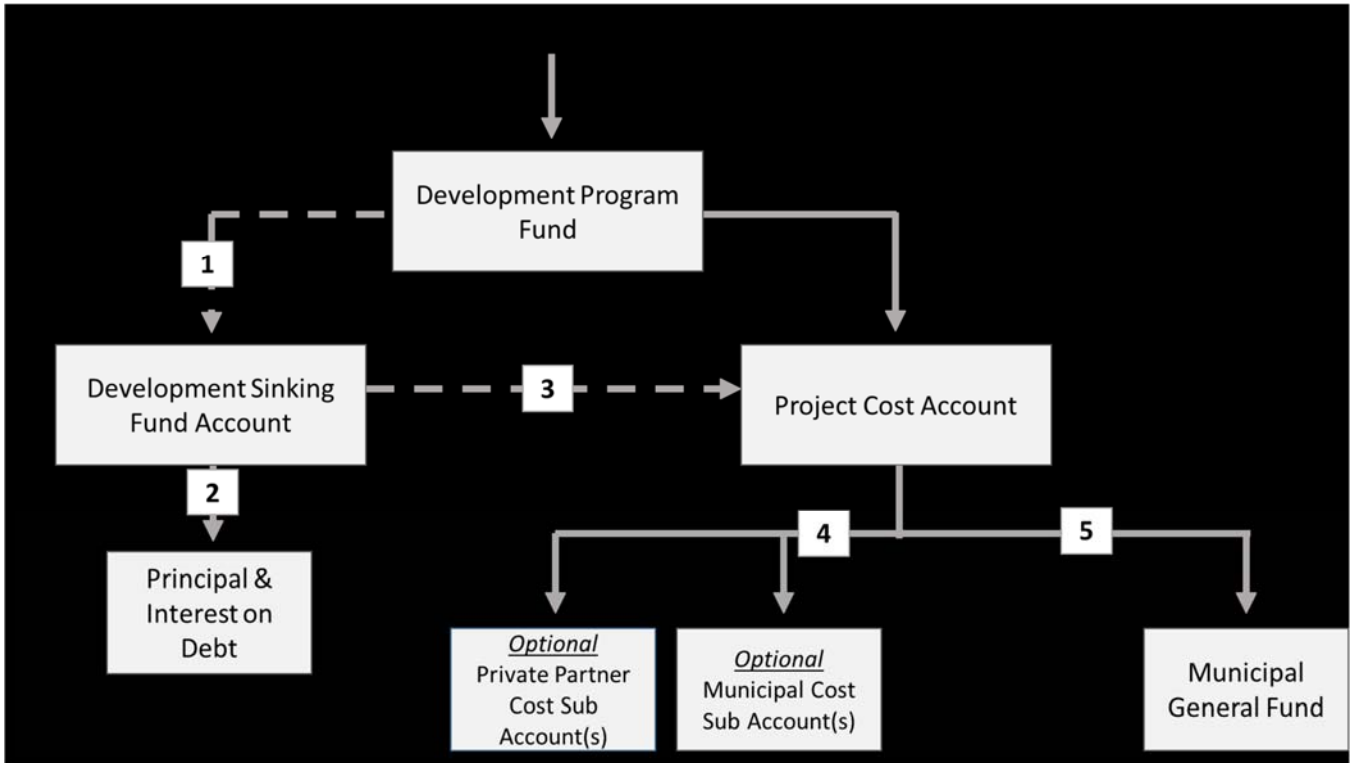
If the DAC estimates that DIF Revenues and other anticipated revenues will be insufficient, or if it determines that DIF Revenues are and will continue to be in excess of what is needed to fund the Development Program for its term, it will notify the municipality and, as needed, make a recommendation. The amount of DIF Revenues to be captured may be amended through the municipality's regular legislative processes by amending the Invested Revenue Development Program.

Tax Increment and DIF Revenue Flow of Funds

The Financial Plan establishes a Development Program Fund, a Development Sinking Fund Account, and a Project Cost Account, as required by the DIF Statute. The priority of the deposit of DIF Revenues into the accounts is established by the DIF Statute and is shown in the graphic below.

Each fiscal year the Tax Increment will be calculated and, using the percentages, dollar value, or formula governing such increment to be captured for that year, as described in the Statement of the Retention of Tax Increment as DIF Revenues, the amount of DIF Revenues will be determined.

On an annual basis, the DIF Revenues shall be transferred from the General Fund to the Development Program Fund after collection. DIF Revenues shall be transferred to the Development Sinking Fund Account in an amount sufficient to meet the needs of that account for as long as debt using DIF Revenues is outstanding. DIF Revenues not needed for the Development Sinking Fund Account may be transferred to the Project Cost Account and used to pay direct project costs. With the exception of the annual transfer of DIF Revenues collected, all transfers to and from the Development Program Fund, the Development Sinking Fund Account, and the Project Cost Account will require a vote of the Honorable Municipal Council. The Honorable Municipal Council may vote to return to the General Fund any DIF Revenues in excess of the amount expected to be required to satisfy the obligations of the Development Program Fund and accounts.



Funds and Accounts Required by the DIF Statute

Development Program Fund

The Development Fund will include (1) a Project Cost Account that is pledged to and charged with the payment of project costs that are outlined in the Financial Plan; and (2) in instances of indebtedness issued by the municipality to finance or refinance Project Costs, and to which DIF Revenues have been pledged as a source of repayment, a Development Sinking Fund Account.

DIF Revenues shall be deposited first to the Development Program Fund and then to the:

Development Sinking Fund Account

For as long as any municipal indebtedness to which DIF Revenues are pledged is outstanding, to the Development Sinking Fund Account in amounts sufficient to make payments in the amount of the pledge, on any such debt issued by the municipality to finance or refinance Project Costs, including the following: (ii) payment of the costs of providing or reimbursing any provider of any guarantee, letter of credit, policy of bond insurance or other credit enhancement device used to secure payment of debt service on any such indebtedness; and (iii) funding any required reserve fund, and otherwise to the:

Project Cost Account

The Project Cost Account that is pledged to and charged with the payment of project costs as outlined in the Financial Plan.

Optional Accounts to Facilitate Management and Payment

The municipality may from time to time establish subaccounts within the Project Cost Account which may consist of (1) one or more Private Partner Cost Sub Accounts (the "Private Partner Cost Sub Accounts") pledged to and charged with payment of the costs of payments or reimbursement consistent with each approved public/private partnership agreement, if any, and (2) one or more Municipal Cost Sub Accounts (the "Municipal Cost Sub Accounts") pledged to and charged with the payment of the municipality's project costs. DIF Revenues transferred to the Project Cost Account will be transferred first to the Private Partner Cost Sub Accounts, if any, and then to the Municipal Cost Sub Accounts.

Private Partner Cost Sub Accounts

Should the municipality enter into any public/private partnership agreements in which DIF Revenues are made available through a contractual agreement with a private entity, in which that private entity undertakes the implementation of a project in this Development Program, a Private Partner Cost Sub Account will be established by that agreement. Amounts to be paid to the private entity under the agreement will be transferred into the Private Partner Cost Sub Account and payments to the private entity will be made from the Private Partner Cost Sub Account established by that agreement. The municipality's obligation to make a periodic payment under any agreement will only arise to the extent the municipality receives incremental real property tax revenue (the DIF Revenues) from properties in the Invested Revenue District. In any agreement, the municipality shall not obligate itself to make payments without receiving DIF Revenues. Furthermore, according to the terms of any such contracts, the municipality is not obligated to make payments if the private partner does not fulfill its obligations under the contract.

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Municipal Cost Sub Accounts

Transfers to any Municipal Cost Sub Accounts will be made after the municipality makes contractual payments pursuant to any public/private partnership agreements. Expenditures for public facilities, improvements, and programs (i.e., any expenditures of DIF Revenues for purposes other than public/private partnership agreements) will be made by payments from the Municipal Cost Sub Accounts.

General Fund

The municipality may return to the General Fund DIF Revenues in excess of the amount estimated to be required to satisfy the obligations of the Development Sinking Fund Account.

The municipality may make transfers between Development Program Fund accounts, provided that the transfers do not result in a balance in the Development Sinking Fund Account that is insufficient to cover the annual obligations of that account.

Impact on Taxing Jurisdictions

The establishment of the DIF District and IRD, and the implementation of the Development Program and the IRDDP, will not have an impact on the taxing jurisdictions within the DIF District and the IRD.

Estimates of Tax Revenues

These are estimates. Changes in tax rates, in uses of the properties including whether the properties are tax exempt, and in assessed values are also estimates. Actual tax revenues will be different.

Assumptions used in these estimates:

Final Original Assessed Values will be as of the Base Date, 1/1/23.

1. Tax rate for all taxable commercial property is 5.92 per \$1,000 of assessed value.
2. Tax rate for all taxable residential property is 6.65 per \$1,000 of assessed value.
3. Conservatively, tax rate remains constant.
4. New private investment generates New Assessed Value Growth of \$297.2 million over 25 years under a low-growth scenario to \$664.7 million under a high-growth scenario. These are estimates that cover 19 known projects as well as general projections of potential investment.
5. No interest or other earnings are assumed on balances in the Development Program accounts.

The table below presents estimated DIF Revenues.

Table 6. Downtown Hyannis DIF District Expenses and Estimated Tax Revenues

FY Ending	FY Expense	New Growth Revenue to DIF	Low-Growth Scenario			High-Growth Scenario		
			DIF Revenues	Gap/ Excess	To General Fund	DIF Revenues	Gap/ Excess	To General Fund
6/30/2025	\$0	50%	\$0	\$0	\$0	\$0	\$0	\$0
6/30/2026	\$0	50%	\$4,245	\$4,245	\$4,245	\$4,245	\$4,245	\$4,245
6/30/2027	(\$300,000)	50%	\$4,245	(\$295,755)	\$4,245	\$4,245	(\$295,755)	\$4,245
6/30/2028	(\$300,000)	50%	\$93,813	(\$206,187)	\$93,813	\$93,813	(\$206,187)	\$93,813
6/30/2029	(\$300,000)	50%	\$307,234	\$7,234	\$307,234	\$307,234	\$7,234	\$307,234
6/30/2030	(\$300,000)	50%	\$353,555	\$53,555	\$353,555	\$430,106	\$130,106	\$430,106
6/30/2031	(\$300,000)	50%	\$399,876	\$99,876	\$399,876	\$552,978	\$252,978	\$552,978
6/30/2032	(\$300,000)	50%	\$446,198	\$146,198	\$446,198	\$675,850	\$375,850	\$675,850
6/30/2033	(\$300,000)	50%	\$493,716	\$193,716	\$493,716	\$799,919	\$499,919	\$799,919
6/30/2034	(\$300,000)	50%	\$540,037	\$240,037	\$540,037	\$922,791	\$622,791	\$922,791
6/30/2035	(\$300,000)	25%	\$293,179	(\$6,821)	\$879,536	\$522,832	\$222,832	\$1,568,495
6/30/2036	(\$300,000)	25%	\$316,339	\$16,339	\$949,018	\$584,267	\$284,267	\$1,752,802
6/30/2037	(\$300,000)	25%	\$339,500	\$39,500	\$1,018,499	\$645,703	\$345,703	\$1,937,110
6/30/2038	(\$300,000)	25%	\$364,256	\$64,256	\$1,092,769	\$708,735	\$408,735	\$2,126,206
6/30/2039	(\$300,000)	25%	\$387,716	\$87,716	\$1,163,148	\$770,471	\$470,471	\$2,311,412
6/30/2040	(\$300,000)	25%	\$397,684	\$97,684	\$1,193,053	\$802,359	\$502,359	\$2,407,077
6/30/2041	(\$300,000)	25%	\$407,652	\$107,652	\$1,222,957	\$834,248	\$534,248	\$2,502,743
6/30/2042	(\$300,000)	25%	\$417,621	\$117,621	\$1,252,862	\$866,136	\$566,136	\$2,598,409
6/30/2043	(\$300,000)	25%	\$427,589	\$127,589	\$1,282,766	\$898,025	\$598,025	\$2,694,074
6/30/2044	(\$300,000)	25%	\$438,156	\$138,156	\$1,314,467	\$930,512	\$630,512	\$2,791,535
6/30/2045	(\$300,000)	25%	\$448,124	\$148,124	\$1,344,371	\$962,400	\$662,400	\$2,887,201
6/30/2046	(\$300,000)	25%	\$458,092	\$158,092	\$1,374,276	\$994,289	\$694,289	\$2,982,866
6/30/2047	(\$300,000)	25%	\$468,060	\$168,060	\$1,404,180	\$1,026,177	\$726,177	\$3,078,532
6/30/2048	(\$300,000)	25%	\$478,028	\$178,028	\$1,434,085	\$1,058,066	\$758,066	\$3,174,197
6/30/2049	(\$300,000)	25%	\$487,996	\$187,996	\$1,463,989	\$1,089,954	\$789,954	\$3,269,863
Total	(\$6,900,000)	0%	\$8,772,912	\$1,872,912	\$21,032,896	\$16,485,358	\$9,585,358	\$41,873,706

Source: Camoin Associates

Appendix A: Activities Authorized within a DIF District

According to the DIF Statute, a municipality may “acquire, construct, reconstruct, improve, preserve, alter, extend, operate, maintain or promote development intended to meet the objectives of the development program. In addition to the powers granted by any other law, for the purpose of carrying on a project as authorized by this chapter, a town may:” 17

“(1) incur indebtedness as hereinafter provided and pledge tax increments and other project revenues for repayment thereof;

(2) create a department, designate an existing department, board officer, agency, municipal housing or redevelopment authority of the Town or enter into a contractual agreement with a private entity to administer the activities authorized by this chapter;

(3) make and enter into all contracts and agreements necessary in order to carry out the development program;

(4) receive from the federal government or the commonwealth loans or grants for, or in aid of, a project and receive contributions from any other source to defray project costs;

(5) purchase or acquire by eminent domain pursuant to chapter 79 or chapter 80A, insofar as those laws may be applicable, and pursuant to all preliminary requirements prescribed by law, such property or interests therein within a district as the city or town may deem necessary in order to carry out the development program; provided, however, that any taking of property by eminent domain for any purpose for which the taking by the city or town could not be made in the absence of this chapter shall be authorized by a two-thirds vote as defined in section 1 of chapter 44;

(6) make relocation payments to persons, businesses or organizations that may be displaced as a result of carrying out the development program;

(7) clear and improve property acquired by it pursuant to the development program and construct public facilities thereon, or contract for the construction, development, redevelopment, rehabilitation, remodeling, alteration or repair of such property;

(8) cause parks, playgrounds or schools, water or sewer drainage facilities or any other public improvements that it is otherwise authorized to undertake, to be laid out, constructed or furnished in connection with the development program;

(9) lay out, construct, alter, relocate, change the grade of, make specific repairs upon or discontinue public ways and sidewalks in or adjacent to the development district;

(10) cause private ways, sidewalks, ways for vehicular travel and similar improvements to be constructed within the development district for the particular use of the development district or those dwelling or working therein;

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(11) adopt ordinances or by-laws under section 5 of chapter 40A, or repeal or modify the ordinances or by-laws or establish exceptions to existing ordinances and by-laws, regulating the design, construction and use of buildings;

(12) sell, mortgage, lease as lessor, transfer or dispose of any property or interest therein acquired by it pursuant to the project plan for development, redevelopment or rehabilitation in accordance with the development program;

(13) invest project revenue as hereinafter provided; and

(14) do all things reasonably necessary or convenient to carry out the powers granted in this chapter.”¹⁸

The municipality will engage in some or all of these activities to further its goals for the DIF District. These are described in the Development Program.

¹⁸ Ibid

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Appendix B: Legislative Action

Items in this Appendix:

1. Form of the Notice of Public Hearing
2. Form of the Ordinance
3. Certification of Vote Executed

1. Form of the notice of public hearing:

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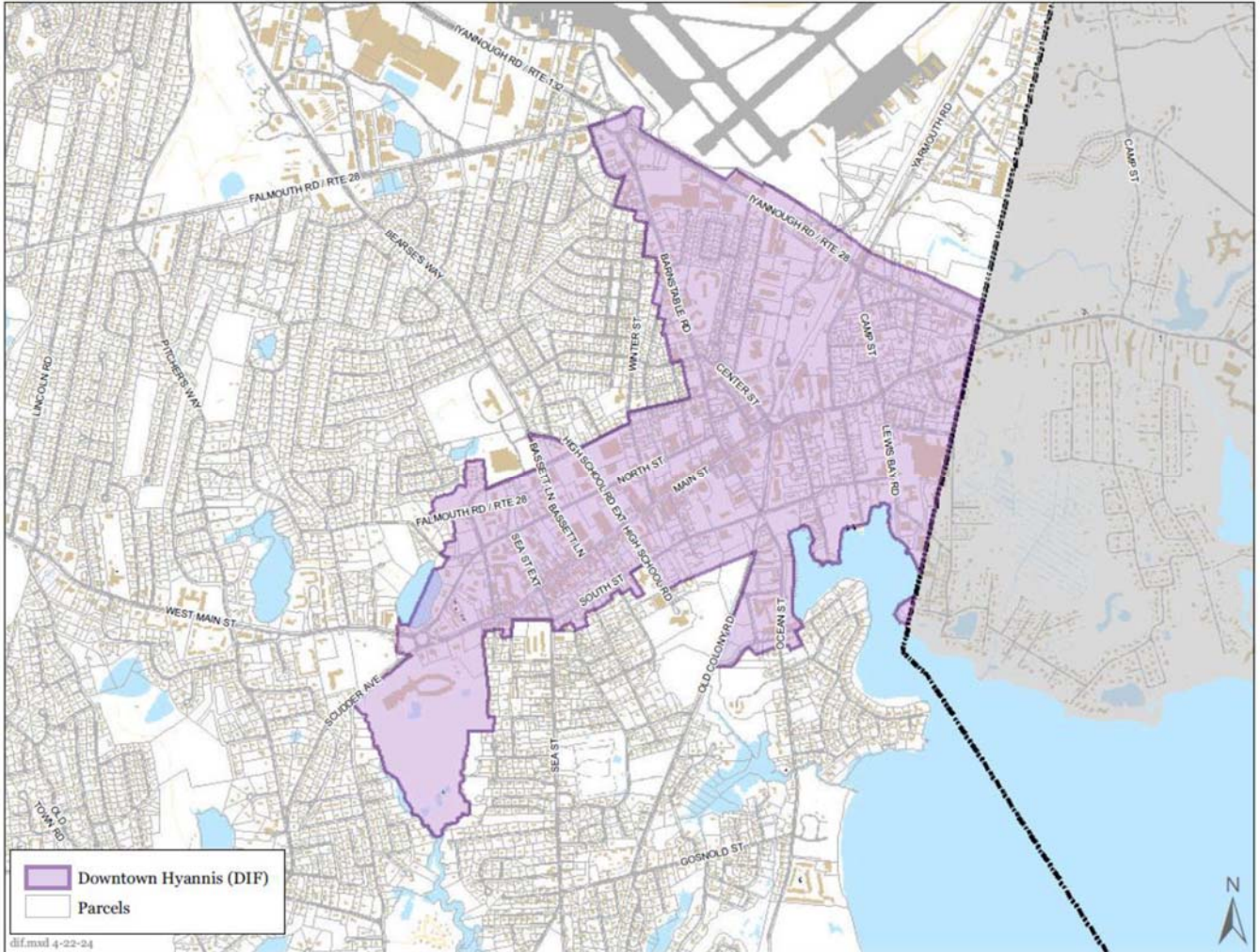
2. Form of the legislative action taken by the Town of Barnstable:

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3. Certificate of Vote Executed

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Appendix C: Map of the Downtown Hyannis Development District and Parcel List



List of Parcels in the DIF District

All parcels are within both the DIF District and the IRD, which are coterminous. The Downtown District comprises 850 parcels. A complete list is included as Attachment 1. Summary information is presented below. Values shown are as of January 1, 2024, the last date for which values are available.

Table C1: DIF District and IRD Parcel Summary

Use Category	# of Parcels	Acres	Total Assessed Value	Taxable Assessed Value
Commercial	344	277.44	\$394,331,200	\$394,331,200
Industrial	3	1.47	\$5,082,000	\$5,082,000
Residential	310	94.26	\$175,256,700	\$175,256,700
Mixed-Use	71	22.29	\$73,544,700	\$73,544,700
Public Service/Tax Exempt	122	578.18	\$577,346,600	\$0
Totals	850	973.64	\$1,225,561,200	\$648,214,600

Appendix D: Assessor's Certifications

**Town of Barnstable
Assessor's Certification of Acreage
Downtown District Development District and Invested Revenue District**

Under the requirements of M.G.L. Chapter 40Q, §2, Development districts (a) the municipality must certify that all Development Districts, both existing and proposed, do not exceed 25% of the total area of the municipality.

I certify that the existing and proposed districts (DIF) do not exceed 25% of the Town's total area.

DIF District Share of Total Acres in Municipality

Town of Barnstable, Total Acres	38,508.80
Downtown Hyannis DIF District, Total Acres	973.64
Total DIF Districts Share of City Total	2.53%

Source: Town of Barnstable

NAME

Town Assessor

Date

Town of Barnstable, MA
Town Hall
367 Main Street
Hyannis MA 02601

Appendix F: Annual Timeline of Reporting of DIF Revenues

1. **January:** schedule building permit data collection with vendor
2. **February–April:** data collection
3. **May:** property valuation and DIF valuation generation; growth determination
4. **June:** growth report submitted to Massachusetts Department of Revenue (DOR) for approval; upon DOR approval, growth submitted to DIF Committee to review and determine recommendation for allocation amount
5. **July:** appropriate funds moved into the Development Sinking Fund Account

Town of Barnstable
DRAFT Assessor’s Certification Original Assessed Value
Downtown Development District and Invested Revenue District

Under the requirements of M.G.L. Chapter 40Q, §1, the assessor must certify the Original Assessed Value of an Invested Revenue District (IRD) as of the Base Date. The Base Date for the Downtown Development District and Invested Revenue Development District is January 1, 2024, which is the last assessment date prior to the adoption of the IRD, which is ____, 2024.

For the purposes of the estimates in this document, values as of January 1, 2024, have been used, as follows:

DIF District and IRD Parcel Summary

Use Category	# of		Total	Taxable
	Parcels	Acres	Assessed Value	Assessed Value
Commercial	344	277.44	\$394,331,200	\$394,331,200
Industrial	3	1.47	\$5,082,000	\$5,082,000
Residential	310	94.26	\$175,256,700	\$175,256,700
Mixed-Use	71	22.29	\$73,544,700	\$73,544,700
Public Service/Tax Exempt	122	578.18	\$577,346,600	\$0
Totals	850	973.64	\$1,225,561,200	\$648,214,600

NAME Date
Town Assessor

Town of Barnstable, MA
Town Hall
367 Main Street
Hyannis MA 02601

Attachment 1: Complete Parcel List

Values are as of January 1, 2024, the last date for which values are available.

Downtown Hyannis DIF District Complete Parcel List

289110	35 SCUDDER AVE	Commercial	54.54	\$17,095,400
290094	14 WEST MAIN STREET	Commercial	0.30	\$576,500
290095	0 NORTH STREET	Commercial	0.15	\$11,800
290096	426 NORTH STREET	Commercial	0.49	\$908,700
290098	765 MAIN STREET (HYANNIS)	Commercial	1.25	\$2,592,300
290099	775 MAIN STREET (HYANNIS)	Commercial	0.46	\$646,900
290112	20 SCUDDER AVENUE	Commercial	1.33	\$1,618,900
290149	0 NORTH STREET	Commercial	0.05	\$10,200
308003	720 MAIN STREET (HYANNIS)	Commercial	1.13	\$401,700
308005	300 STEVENS STREET	Commercial	0.34	\$110,400
308006	294 STEVENS STREET	Commercial	0.33	\$109,800
308007	385 NORTH STREET	Commercial	0.77	\$743,500
308008	372 NORTH STREET	Public Service/Tax Exempt	1.10	\$1,897,400
308009	340 NORTH STREET	Commercial	0.10	\$295,000
308010	340 NORTH STREET	Commercial	0.01	\$9,500
308011	340 NORTH STREET	Commercial	0.10	\$461,900
308017	268 STEVENS STREET	Commercial	1.49	\$620,300
308018	248 STEVENS STREET	Commercial	0.60	\$977,500
308020	32 PLEASANT HILL LANE	Residential	3.34	\$173,100
308022	6 PLEASANT HILL LANE	Residential	0.25	\$492,300
308023	232 STEVENS STREET	Residential	0.03	\$400
308024	167 STEVENS STREET	Residential	0.22	\$312,600
308029	296 NORTH STREET	Public Service/Tax Exempt	0.33	\$880,100

308033	278 MITCHELL LANE	Residential	0.29	\$568,200
308034	161 STEVENS STREET	Residential	0.36	\$137,300
308035	278 NORTH STREET	Commercial	0.58	\$223,100
308036	270 NORTH STREET	Commercial	0.42	\$163,700
308037	258 NORTH STREET	Commercial	1.30	\$2,359,300
308039	228 NORTH STREET	Commercial	0.64	\$801,000
308040	81 BASSETT LANE	Commercial	0.32	\$467,100
308041	89 BASSETT LANE	Commercial	0.21	\$354,300
308042	91 BASSETT LANE	Commercial	0.47	\$244,000
308043	97 BASSETT LANE	Residential	0.21	\$323,800
308045	309 STEVENS STREET	Commercial	0.45	\$964,500

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308046	325 STEVENS STREET	Industrial	0.42	\$727,300
308047	674 MAIN STREET (HYANNIS)	Commercial	0.43	\$1,420,400
308049	662 MAIN STREET (HYANNIS)	Commercial	3.17	\$8,615,600
308053	640 MAIN STREET (HYANNIS)	Mixed-Use	0.58	\$1,514,300
308054	17 SEA STREET EXT	Residential	0.32	\$520,500
308056	55 SEA STREET EXT	Commercial	0.30	\$433,300
308057	54 SEA STREET EXT	Public Service/Tax Exempt	2.06	\$4,543,100
308062	620 MAIN STREET (HYANNIS)	Commercial	0.32	\$1,005,600
308063	616 MAIN STREET (HYANNIS)	Commercial	0.20	\$535,900
308065	3 BACON TERRACE	Residential	0.07	\$273,600
308066	606 MAIN STREET (HYANNIS)	Mixed-Use	0.29	\$1,721,200
308067	600 MAIN STREET (HYANNIS)	Mixed-Use	0.30	\$828,400
308068	586 MAIN STREET (HYANNIS)	Commercial	0.23	\$802,000
308071	55 BASSETT LANE	Commercial	0.69	\$1,364,500
308072	249 NORTH STREET	Public Service/Tax Exempt	1.52	\$687,800
308075	181 NORTH STREET	Commercial	3.79	\$6,770,500
308076	35 HIGH SCHOOL ROAD EXT	Commercial	0.15	\$418,500
308077	486 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	1.28	\$2,400,000

308078	474 MAIN STREET (HYANNIS)	Mixed-Use	0.23	\$1,002,600
308079	427 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	0.57	\$3,252,400
308080	441 MAIN STREET (HYANNIS)	Commercial	0.15	\$617,000
308082	453 MAIN STREET (HYANNIS)	Mixed-Use	0.30	\$1,602,900
308083	459 MAIN STREET (HYANNIS)	Commercial	0.33	\$758,800
308084	473 MAIN STREET (HYANNIS)	Commercial	1.98	\$6,038,600
308085	310 SOUTH STREET	Commercial	0.48	\$600,700
308086	306 SOUTH STREET	Residential	0.52	\$624,400
308087	286 SOUTH STREET	Commercial	0.25	\$629,600
308088	274 SOUTH STREET	Residential	0.16	\$628,300
308089	39 PEARL STREET	Residential	0.38	\$372,400
308090	31 PEARL STREET	Public Service/Tax Exempt	0.33	\$192,100
308091	493 MAIN STREET (HYANNIS)	Commercial	0.08	\$539,200
308092	497 MAIN STREET (HYANNIS)	Mixed-Use	0.20	\$770,800
308093	505 MAIN STREET (HYANNIS)	Commercial	0.35	\$887,500
308094	517 MAIN STREET (HYANNIS)	Mixed-Use	0.07	\$385,400
308095	519 MAIN STREET (HYANNIS)	Residential	0.27	\$1,039,000
308096	521 MAIN STREET (HYANNIS)	Commercial	0.22	\$632,200
308097	30 PINE AVENUE	Public Service/Tax Exempt	0.57	\$1,296,500
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308099	356 SOUTH STREET	Mixed-Use	0.27	\$616,300
308100	348 SOUTH STREET	Residential	0.66	\$760,500
308101	336 SOUTH STREET	Commercial	0.57	\$650,200
308103	547 MAIN STREET (HYANNIS)	Mixed-Use	0.08	\$360,100
308104	555 MAIN STREET (HYANNIS)	Commercial	0.14	\$516,900
308105	557 MAIN STREET (HYANNIS)	Residential	0.24	\$1,179,300
308113	577 MAIN STREET (HYANNIS)	Mixed-Use	0.30	\$826,300
308114	583 MAIN STREET (HYANNIS)	Mixed-Use	0.35	\$320,300
308115	585 MAIN STREET (HYANNIS)	Commercial	0.18	\$776,300
308116	595 MAIN STREET (HYANNIS)	Commercial	0.41	\$1,461,800

308117	597 MAIN STREET (HYANNIS)	Residential	0.23	\$476,900
308118	599 MAIN STREET (HYANNIS)	Mixed-Use	0.33	\$1,476,800
308119	605 MAIN STREET (HYANNIS)	Mixed-Use	0.16	\$795,700
308121	20 SEA STREET	Mixed-Use	0.18	\$573,800
308122	450 SOUTH STREET	Commercial	0.62	\$981,300
308123	438 SOUTH STREET	Residential	0.35	\$707,100
308124	428 SOUTH STREET	Public Service/Tax Exempt	0.22	\$574,200
308125	420 SOUTH STREET	Commercial	0.24	\$298,000
308126	414 SOUTH STREET	Commercial	0.31	\$487,400
308128	394 SOUTH STREET	Residential	0.65	\$841,900
308129	380 SOUTH STREET	Residential	0.22	\$522,000
308130	541 MAIN STREET (HYANNIS)	Commercial	0.54	\$993,100
308132	641 MAIN STREET (HYANNIS)	Mixed-Use	0.17	\$612,100
308133	645 MAIN STREET (HYANNIS)	Mixed-Use	0.14	\$713,400
308134	649 MAIN STREET (HYANNIS)	Mixed-Use	0.10	\$407,700
308135	655 MAIN STREET (HYANNIS)	Commercial	0.15	\$189,800
308136	659 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	0.18	\$193,000
308137	667 MAIN STREET (HYANNIS)	Mixed-Use	0.10	\$615,500
308138	675 MAIN STREET (HYANNIS)	Mixed-Use	0.04	\$393,600
308140	684 MAIN STREET (HYANNIS)	Commercial	0.09	\$551,000
308141	488 SOUTH STREET	Commercial	0.43	\$1,076,000
308142	478 SOUTH STREET	Commercial	0.42	\$658,700
308143	725 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	1.30	\$4,300
308144	749 MAIN STREET (HYANNIS)	Commercial	3.18	\$1,991,300
308145	707 MAIN STREET (HYANNIS)	Commercial	0.13	\$329,800
308151	701 MAIN STREET (HYANNIS)	Commercial	0.13	\$373,000
308152	705 MAIN STREET (HYANNIS)	Commercial	0.10	\$281,800
308153	539 SOUTH STREET	Mixed-Use	0.09	\$555,200
308162	525 SOUTH STREET	Mixed-Use	0.20	\$1,581,900
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308164	535 SOUTH STREET	Mixed-Use	0.08	\$540,800
308193	429 SOUTH STREET	Commercial	0.50	\$628,700
308194	439 SOUTH STREET	Residential	0.26	\$505,700
308195	445 SOUTH STREET	Residential	0.63	\$918,700

308196	451 SOUTH STREET	Residential	0.17	\$505,800
308197	459 SOUTH STREET	Residential	0.16	\$193,700
308198	50 SEA STREET	Commercial	0.25	\$484,700
308218	379 SOUTH STREET	Residential	0.26	\$1,010,800
308219	391 SOUTH STREET	Residential	0.27	\$660,200
308220	395 SOUTH STREET	Residential	0.26	\$350,300
308221	405 SOUTH STREET	Commercial	0.28	\$393,800
308234	299 SOUTH STREET	Public Service/Tax Exempt	0.61	\$236,300
308235	309 SOUTH STREET	Public Service/Tax Exempt	0.96	\$1,394,800
308236	323 SOUTH STREET	Residential	0.26	\$482,100
308237	82 HIGH SCHOOL ROAD	Residential	0.36	\$496,600
308238	92 HIGH SCHOOL ROAD	Residential	0.28	\$677,200
308239	0 HIGH SCHOOL ROAD	Public Service/Tax Exempt	0.05	\$9,100
308248	357 SOUTH STREET	Public Service/Tax Exempt	0.71	\$1,002,900
308249	369 SOUTH STREET	Residential	0.41	\$857,700
308254	46 MITCHELL'S WAY	Commercial	0.45	\$348,500
308256	70 HIGH SCHOOL ROAD	Residential	0.25	\$461,600
308258	223 STEVENS STREET	Mixed-Use	3.86	\$13,814,300
308259	17 HIGH SCHOOL ROAD	Mixed-Use	0.35	\$413,700
308260	11 HIGH SCHOOL ROAD	Residential	0.11	\$408,600
308269	529 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	0.54	\$1,098,400
308271	29 BASSETT LANE	Commercial	0.53	\$1,983,000
308272	65 SEA STREET EXT	Commercial	0.23	\$468,100
308274	353 STEVENS STREET	Public Service/Tax Exempt	0.20	\$623,300
308275	33 PINE AVENUE	Residential	0.22	\$456,100
308276	568 MAIN STREET (HYANNIS)	Mixed-Use	0.15	\$764,000
308277	574 MAIN STREET (HYANNIS)	Mixed-Use	0.14	\$673,300
308278	572 MAIN STREET (HYANNIS)	Mixed-Use	0.25	\$567,900
308279	712 MAIN STREET (HYANNIS)	Commercial	0.25	\$646,000
308280	434 SOUTH STREET	Residential	0.28	\$105,000
308282	407 NORTH STREET	Commercial	0.71	\$1,747,700
308285	402 SOUTH STREET	Residential	0.46	\$739,900

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309001	200 STEVENS STREET	Public Service/Tax Exempt	2.41	\$4,108,300
309013	63 LOUIS STREET	Residential	0.19	\$353,300
309184	92 WINTER STREET	Residential	0.24	\$442,900
309185	96 WINTER STREET	Residential	0.30	\$518,600
309186	80 WINTER STREET	Residential	0.32	\$590,400
309187	84 WINTER STREET	Residential	0.17	\$360,300
309188	72 WINTER STREET	Residential	0.17	\$578,100
309191	88 NORTH STREET	Public Service/Tax Exempt	0.87	\$926,400
309192	78 NORTH STREET	Commercial	0.16	\$793,800
309194	60 NORTH STREET	Commercial	0.36	\$804,200
309196	40 NORTH STREET	Commercial	0.17	\$754,400
309197	15 WASHINGTON STREET	Commercial	0.24	\$203,500
309198	23 WASHINGTON STREET	Residential	0.19	\$402,200
309199	35 WASHINGTON STREET	Residential	0.18	\$126,700
309200	35 LOUIS STREET	Residential	0.11	\$624,400
309201	39 LOUIS STREET	Residential	0.12	\$403,100
309202	51 LOUIS STREET	Residential	0.11	\$388,600
309203	55 LOUIS STREET	Residential	0.11	\$445,200
309204	59 LOUIS STREET	Residential	0.11	\$449,600
309205	63 LOUIS STREET	Residential	0.12	\$394,800
309206	63 LOUIS STREET	Residential	0.08	\$278,600
309207	65 LOUIS STREET	Residential	0.08	\$292,200
309208	65 LOUIS STREET	Residential	0.09	\$318,200
309209	81 LOUIS STREET	Residential	0.24	\$445,300
309210	91 LOUIS STREET	Residential	0.28	\$937,800
309212	130 NORTH STREET	Commercial	2.20	\$6,326,400
309213	112 NORTH STREET	Public Service/Tax Exempt	0.51	\$1,865,600
309215	67 WINTER STREET	Commercial	0.47	\$241,100
309216	77 WINTER STREET	Public Service/Tax Exempt	0.27	\$752,300
309217	87 WINTER STREET	Public Service/Tax Exempt	0.14	\$362,100
309218	420 MAIN STREET (HYANNIS)	Commercial	0.55	\$1,506,600
309219	430 MAIN STREET (HYANNIS)	Commercial	0.56	\$1,910,300
309220	448 MAIN STREET (HYANNIS)	Mixed-Use	0.08	\$453,300
309221	412 MAIN STREET (HYANNIS)	Commercial	0.14	\$1,034,100
309223	442 MAIN STREET (HYANNIS)	Commercial	0.81	\$2,814,300
309224	35 WINTER STREET	Commercial	0.32	\$1,861,300
309225	460 MAIN STREET (HYANNIS)	Commercial	1.71	\$4,114,000

309227	176 NORTH STREET	Commercial	0.92	\$3,319,500
DRAFT				
309230	95 HIGH SCHOOL ROAD EXT	Public Service/Tax Exempt	3.17	\$11,419,600
309231	94 STEVENS STREET	Public Service/Tax Exempt	1.04	\$1,470,500
309232	160 BASSETT LANE	Public Service/Tax Exempt	1.00	\$970,800
309234	106 BASSETT LANE	Commercial	0.95	\$1,729,400
309235	84 BASSETT LANE	Residential	0.48	\$140,800
309236	105 BASSETT LANE	Commercial	0.25	\$195,700
309237	141 STEVENS STREET	Commercial	1.24	\$2,380,700
309240	157 STEVENS STREET	Residential	0.18	\$126,700
309260	184 NORTH STREET	Commercial	0.70	\$1,334,000
309262	45 LOUIS STREET	Residential	0.11	\$385,400
309265	90 HIGH SCHOOL ROAD EXT	Commercial	3.32	\$5,608,800
310119	375 BARNSTABLE ROAD	Commercial	0.31	\$928,600
310120	363 BARNSTABLE ROAD	Commercial	0.68	\$880,900
310138	323 BARNSTABLE ROAD	Commercial	0.39	\$402,000
310139	20 BAXTER ROAD	Commercial	0.21	\$301,000
310140	333 BARNSTABLE ROAD	Commercial	0.38	\$789,700
310141	339 BARNSTABLE ROAD	Mixed-Use	0.19	\$501,400
310142	314 BARNSTABLE ROAD	Commercial	0.60	\$1,164,600
310143	310 BARNSTABLE ROAD	Residential	1.60	\$1,508,200
310144	300 BARNSTABLE ROAD	Commercial	0.53	\$794,000
310145	250 BARNSTABLE ROAD	Commercial	0.25	\$507,600
310146	55 KINGS WAY	Residential	0.16	\$386,200
310147	61 KINGS WAY	Residential	0.17	\$271,500
310148	73 KINGS WAY	Residential	0.19	\$285,500
310150	163 BARNSTABLE ROAD	Commercial	0.79	\$740,200
310151	179 BARNSTABLE ROAD	Commercial	0.40	\$412,000
310152	181 BARNSTABLE ROAD	Residential	0.20	\$397,200
310153	183 BARNSTABLE ROAD	Residential	0.13	\$399,500

310154	187 BARNSTABLE ROAD	Residential	0.18	\$126,700
310156	197 BARNSTABLE ROAD	Commercial	0.20	\$562,800
310158	223 BARNSTABLE ROAD	Commercial	0.26	\$477,700
310168	139 GROVE STREET	Residential	0.50	\$141,400
310170	235 BARNSTABLE ROAD	Commercial	0.74	\$2,008,300
310171	259 BARNSTABLE ROAD	Public Service/Tax Exempt	0.13	\$165,000
310172	269 BARNSTABLE ROAD	Commercial	0.37	\$465,900
310174	291 BARNSTABLE ROAD	Commercial	0.88	\$1,367,000
310289	191 BARNSTABLE ROAD	Residential	0.18	\$126,700
310331	199 BARNSTABLE ROAD	Commercial	0.68	\$542,000
DRAFT				
310332	114 GROVE STREET	Residential	0.17	\$62,800
310380	264 BARNSTABLE ROAD	Commercial	0.29	\$566,800
310381	319 BARNSTABLE ROAD	Commercial	0.19	\$288,800
310382	185 BARNSTABLE ROAD	Residential	0.15	\$341,500
311025	500 IYANNOUGH ROAD/RTE 28	Commercial	5.50	\$3,832,900
311026	378 BARNSTABLE ROAD	Commercial	0.37	\$1,017,000
311027	467 IYANNOUGH ROAD/RTE 28	Commercial	1.30	\$3,167,600
311028	491 IYANNOUGH ROAD/RTE 28	Commercial	0.36	\$766,200
311029	499 IYANNOUGH ROAD/RTE 28	Public Service/Tax Exempt	0.36	\$508,000
311032	395 BARNSTABLE ROAD	Commercial	0.46	\$854,600
311033	411 BARNSTABLE ROAD	Commercial	1.47	\$4,581,900
311036	28 BEARSE ROAD	Commercial	0.23	\$190,700
311037	20 BEARSE ROAD	Commercial	0.12	\$229,500
311038	4 BEARSE ROAD	Residential	0.18	\$312,300
311081	451 IYANNOUGH ROAD/RTE 28	Commercial	0.46	\$1,613,600
311082	451 IYANNOUGH ROAD/RTE 28	Commercial	0.32	\$462,100
325027	247 OCEAN STREET	Commercial	0.47	\$536,700
325028	23 NANTUCKET STREET	Commercial	0.19	\$433,200

325029	27 NANTUCKET STREET	Residential	0.16	\$394,300
325030	37 NANTUCKET STREET	Commercial	0.01	\$22,700
326004	225 SOUTH STREET	Public Service/Tax Exempt	2.15	\$1,911,400
326005	243 SOUTH STREET	Commercial	0.53	\$512,800
326006	251 SOUTH STREET	Residential	0.23	\$667,800
326007	261 SOUTH STREET	Public Service/Tax Exempt	0.38	\$862,500
326008	80 PEARL STREET	Residential	0.94	\$673,300
326010	75 PEARL STREET	Residential	0.20	\$628,600
326011	289 SOUTH STREET	Residential	1.15	\$626,400
326012	118 HIGH SCHOOL ROAD	Public Service/Tax Exempt	0.90	\$1,493,500
326013	401 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	0.75	\$1,731,300
326014	415 MAIN STREET (HYANNIS)	Commercial	0.34	\$2,034,800
326015	20 PEARL STREET	Public Service/Tax Exempt	0.33	\$653,000
326017	32 PEARL STREET	Residential	0.10	\$311,900
326018	38 PEARL STREET	Mixed-Use	0.18	\$443,000
326019	46 PEARL STREET	Public Service/Tax Exempt	0.15	\$559,400
326020	50 PEARL STREET	Public Service/Tax Exempt	0.21	\$480,900
DRAFT				
326021	367 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	5.01	\$10,341,500
326025	49 OCEAN STREET	Industrial	0.75	\$4,155,600
326027	500 OLD COLONY ROAD	Public Service/Tax Exempt	2.26	\$5,890,900
326028	132 SOUTH STREET	Residential	0.49	\$1,180,300
326029	93 PLEASANT STREET	Public Service/Tax Exempt	0.32	\$701,100
326030	60 NANTUCKET STREET	Commercial	0.98	\$805,900
326031	85 BAY STREET	Commercial	1.70	\$522,800
326032	65 BAY STREET	Commercial	1.07	\$909,100
326033	24 NANTUCKET STREET	Commercial	0.18	\$443,300
326034	235 OCEAN STREET	Commercial	0.21	\$947,800
326036	45 BOND COURT	Commercial	0.76	\$635,600
326037	175 OCEAN STREET	Commercial	0.53	\$617,500
326038	165 OCEAN STREET	Commercial	0.85	\$1,271,500
326039	159 OCEAN STREET	Mixed-Use	0.16	\$657,200

326042	149 OCEAN STREET	Commercial	0.77	\$1,808,500
326043	131 OCEAN STREET	Commercial	1.13	\$2,569,700
326045	111 OCEAN STREET	Public Service/Tax Exempt	0.45	\$1,337,300
326046	101 OCEAN STREET	Residential	0.46	\$781,400
326050	177 PLEASANT STREET	Commercial	0.45	\$2,420,500
326051	167 PLEASANT STREET	Commercial	0.11	\$282,800
326052	157 PLEASANT STREET	Commercial	0.37	\$1,081,700
326053	149 PLEASANT STREET	Mixed-Use	0.26	\$1,070,700
326054	145 PLEASANT STREET	Residential	0.10	\$319,000
326055	137 PLEASANT STREET	Mixed-Use	0.17	\$1,061,000
326056	133 PLEASANT STREET	Mixed-Use	0.25	\$1,148,600
326058	115 PLEASANT STREET	Public Service/Tax Exempt	0.35	\$303,700
326059	105 PLEASANT STREET	Commercial	0.26	\$687,000
326060	121 SOUTH STREET	Residential	0.27	\$834,500
326061	135 SOUTH STREET	Public Service/Tax Exempt	2.91	\$1,484,700
326065	120 OCEAN STREET	Commercial	0.72	\$1,425,900
326066	134 OCEAN STREET	Commercial	0.13	\$364,400
326067	138 OCEAN STREET	Commercial	0.17	\$1,439,100
326068	180 OCEAN STREET	Public Service/Tax Exempt	1.00	\$1,364,500
326069	230 OCEAN STREET	Commercial	0.17	\$1,368,900
326070	220 OCEAN STREET	Commercial	0.61	\$2,012,000
326107	242 OCEAN STREET	Residential	0.87	\$1,321,300
DRAFT				
326108	130 LEWIS BAY ROAD	Residential	0.27	\$595,200
326112	0 YARMOUTH-BARN. TOWN LINE	Commercial	0.75	\$1,958,400
326113	1 WILLOW STREET (HYANNIS)	Commercial	0.54	\$1,442,900
326114	7 WILLOW STREET (HYANNIS)	Commercial	0.12	\$49,500

326115	162 LEWIS BAY ROAD	Commercial	0.41	\$178,100
326116	146 LEWIS BAY ROAD	Commercial	0.76	\$983,400
326118	147 LEWIS BAY ROAD	Public Service/Tax Exempt	0.62	\$679,500
326119	1 SOUTH STREET	Commercial	1.29	\$4,169,400
326120	25 SOUTH STREET	Residential	0.65	\$1,811,300
326121	110 SCHOOL STREET	Commercial	0.77	\$958,400
326125	115 SCHOOL STREET	Commercial	0.57	\$355,000
326126	77 SOUTH STREET	Residential	0.26	\$869,200
326127	91 SOUTH STREET	Public Service/Tax Exempt	0.16	\$276,100
326128	102 PLEASANT STREET	Mixed-Use	0.38	\$533,800
326129	124 PLEASANT STREET	Commercial	0.60	\$624,300
326130	71 SOUTH STREET	Public Service/Tax Exempt	4.60	\$3,354,400
326131	182 PLEASANT STREET	Public Service/Tax Exempt	0.18	\$680,200
326132	21 RAILWAY BLUFFS	Commercial	0.33	\$768,100
326134	123 SCHOOL STREET	Public Service/Tax Exempt	0.12	\$185,800
326136	22 NANTUCKET STREET	Commercial	0.13	\$416,100
326138	397 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	3.41	\$2,857,000
326142	11 WILLOW STREET (HYANNIS)	Commercial	0.49	\$1,752,400
326146	190 PLEASANT STREET	Public Service/Tax Exempt	0.01	\$687,600
327001	376 MAIN STREET (HYANNIS)	Commercial	0.89	\$1,714,600
327002	366 MAIN STREET (HYANNIS)	Commercial	0.39	\$1,124,200
327003	362 MAIN STREET (HYANNIS)	Commercial	0.15	\$520,500
327004	356 MAIN STREET (HYANNIS)	Commercial	0.20	\$1,706,800
327005	354 MAIN STREET (HYANNIS)	Commercial	0.17	\$1,465,500
327007	15 BARNSTABLE ROAD	Commercial	0.02	\$199,300
327010	16 NORTH STREET	Commercial	1.72	\$3,877,200
327012	8 NORTH STREET	Residential	0.12	\$331,500
327013	37 BARNSTABLE ROAD	Commercial	0.13	\$263,800
327014	45 BARNSTABLE ROAD	Commercial	0.18	\$243,800

327015	51 BARNSTABLE ROAD	Commercial	0.07	\$520,400
327017	61 BARNSTABLE ROAD	Mixed-Use	0.07	\$122,000
327018	65 BARNSTABLE ROAD	Mixed-Use	0.33	\$819,500
DRAFT				
327019	75 BARNSTABLE ROAD	Commercial	0.37	\$586,400
327020	15 LOUIS STREET	Commercial	0.16	\$292,400
327021	25 LOUIS STREET	Residential	0.27	\$1,160,700
327025	10 LOUIS STREET	Residential	0.24	\$1,219,300
327026	91 BARNSTABLE ROAD	Commercial	0.20	\$337,600
327027	107 BARNSTABLE ROAD	Public Service/Tax Exempt	0.95	\$288,800
327028	123 BARNSTABLE ROAD	Commercial	0.27	\$340,300
327029	15 CHARLES STREET	Commercial	0.27	\$630,700
327036	154 BARNSTABLE ROAD	Commercial	0.66	\$1,124,500
327037	130 CENTER STREET	Commercial	0.22	\$518,800
327038	122 CENTER STREET	Residential	0.18	\$545,800
327039	118 CENTER STREET	Residential	0.13	\$433,400
327040	112 CENTER STREET	Residential	0.11	\$551,000
327041	13 SPRING STREET	Residential	0.07	\$377,800
327042	19 SPRING STREET	Residential	0.11	\$338,000
327043	10 STUART STREET	Residential	0.13	\$273,700
327044	41 SPRING STREET	Residential	0.12	\$482,000
327045	28 SPRING STREET	Residential	0.19	\$377,800
327046	12 SPRING STREET	Residential	0.12	\$349,100
327047	102 CENTER STREET	Mixed-Use	0.08	\$515,200
327048	98 CENTER STREET	Residential	0.12	\$414,100
327049	11 RIDGEWOOD AVENUE	Mixed-Use	0.31	\$726,300
327050	25 RIDGEWOOD AVENUE	Commercial	0.12	\$167,700
327051	31 RIDGEWOOD AVENUE	Residential	0.48	\$449,400
327052	43 RIDGEWOOD AVENUE	Residential	0.24	\$522,000
327053	45 RIDGEWOOD AVENUE	Residential	0.24	\$760,800
327054	20 RIDGEWOOD AVENUE	Commercial	3.70	\$4,323,500

327055	112 BARNSTABLE ROAD	Commercial	0.36	\$604,500
327056	100 BARNSTABLE ROAD	Commercial	0.64	\$1,563,700
327057	92 BARNSTABLE ROAD	Commercial	0.48	\$1,061,100
327058	84 BARNSTABLE ROAD	Commercial	0.29	\$206,300
327059	76 BARNSTABLE ROAD	Commercial	0.29	\$368,800
327060	70 BARNSTABLE ROAD	Commercial	0.34	\$140,300
327061	66 BARNSTABLE ROAD	Commercial	0.34	\$288,200
327062	56 BARNSTABLE ROAD	Public Service/Tax Exempt	0.18	\$540,500
327063	30 ELM AVENUE	Residential	0.45	\$1,382,600
327064	67 WILLOW AVENUE	Commercial	0.21	\$581,000
327065	79 CENTER STREET	Commercial	0.16	\$23,000
327066	59 CENTER STREET	Mixed-Use	0.51	\$2,155,400
327067	58 WILLOW AVENUE	Commercial	0.22	\$233,900
DRAFT				
327068	49 CENTER STREET	Mixed-Use	0.18	\$829,200
327069	17 ELM AVENUE	Commercial	0.37	\$590,800
327070	82 WILLOW AVENUE	Commercial	0.25	\$639,400
327072	104 WILLOW AVENUE	Commercial	0.16	\$75,800
327073	110 CENTER STREET	Commercial	0.04	\$2,100
327074	320 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	1.98	\$3,814,500
327075	49 ELM AVENUE	Mixed-Use	0.10	\$409,200
327076	44 BARNSTABLE ROAD	Commercial	0.33	\$978,500
327077	28 BARNSTABLE ROAD	Commercial	0.27	\$576,700
327078	26 BARNSTABLE ROAD	Commercial	0.08	\$154,300
327080	20 BARNSTABLE ROAD	Commercial	0.09	\$132,300
327089	338 MAIN STREET (HYANNIS)	Commercial	0.06	\$617,600
327090	334 MAIN STREET (HYANNIS)	Commercial	0.19	\$1,282,800
327092	328 MAIN STREET (HYANNIS)	Commercial	0.13	\$768,600
327094	304 MAIN STREET (HYANNIS)	Commercial	0.09	\$372,300

327095	298 MAIN STREET (HYANNIS)	Mixed-Use	0.23	\$1,342,400
327097	284 MAIN STREET (HYANNIS)	Commercial	0.11	\$179,700
327098	282 MAIN STREET (HYANNIS)	Mixed-Use	0.08	\$775,900
327099	278 MAIN STREET (HYANNIS)	Mixed-Use	0.13	\$513,100
327101	30 OCEAN STREET	Public Service/Tax Exempt	0.41	\$478,100
327102	319 MAIN STREET (HYANNIS)	Residential	1.27	\$4,478,700
327103	307 MAIN STREET (HYANNIS)	Commercial	1.91	\$5,617,200
327106	331 MAIN STREET (HYANNIS)	Commercial	0.22	\$1,030,400
327107	10 OCEAN STREET	Mixed-Use	0.05	\$435,900
327109	36 OCEAN STREET	Commercial	0.19	\$360,600
327110	33 OCEAN STREET	Commercial	0.41	\$1,836,600
327111	337 MAIN STREET (HYANNIS)	Commercial	0.22	\$1,052,800
327112	345 MAIN STREET (HYANNIS)	Commercial	0.17	\$190,700
327113	347 MAIN STREET (HYANNIS)	Commercial	0.07	\$296,800
327114	349 MAIN STREET (HYANNIS)	Commercial	0.13	\$470,400
327115	357 MAIN STREET (HYANNIS)	Mixed-Use	0.25	\$2,319,700
327116	385 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	1.15	\$2,603,900
327118	77 PLEASANT STREET	Residential	0.79	\$337,300
327119	71 PLEASANT STREET	Public Service/Tax Exempt	0.36	\$499,000
327120	63 PLEASANT STREET	Residential	0.27	\$617,000
327121	53 PLEASANT STREET	Commercial	0.31	\$192,400
327122	43 PLEASANT STREET	Residential	0.25	\$134,100
327123	35 PLEASANT STREET	Residential	0.27	\$933,500
DRAFT				
327124	27 PLEASANT STREET	Residential	0.30	\$386,200
327126	239 MAIN STREET (HYANNIS)	Mixed-Use	0.32	\$1,208,700
327127	259 MAIN STREET (HYANNIS)	Commercial	2.01	\$5,875,000
327128	540 OLD COLONY ROAD	Commercial	0.99	\$2,424,100

327130	231 MAIN STREET (HYANNIS)	Commercial	0.44	\$1,036,200
327131	24 PLEASANT STREET	Commercial	0.18	\$460,900
327132	30 PLEASANT STREET	Commercial	0.43	\$387,800
327133	40 PLEASANT STREET	Residential	0.49	\$1,027,500
327134	50 PLEASANT STREET	Residential	0.42	\$3,126,000
327135	60 PLEASANT STREET	Residential	0.35	\$3,274,300
327136	78 PLEASANT STREET	Public Service/Tax Exempt	0.48	\$611,500
327137	86 SOUTH STREET	Residential	0.24	\$208,300
327138	76 SOUTH STREET	Residential	0.89	\$894,500
327139	72 SOUTH STREET	Residential	0.17	\$453,000
327140	66 SOUTH STREET	Residential	0.08	\$333,700
327142	52 SOUTH STREET	Residential	0.17	\$568,500
327143	67 SCHOOL STREET	Mixed-Use	0.47	\$414,400
327146	37 SCHOOL STREET	Residential	0.36	\$789,100
327147	31 SCHOOL STREET	Commercial	0.21	\$295,500
327148	23 SCHOOL STREET	Residential	0.27	\$563,200
327149	17 SCHOOL STREET	Mixed-Use	0.21	\$398,600
327150	201 MAIN STREET (HYANNIS)	Commercial	1.75	\$1,841,900
327151	209 MAIN STREET (HYANNIS)	Mixed-Use	0.73	\$1,926,900
327152	219 MAIN STREET (HYANNIS)	Mixed-Use	0.13	\$1,253,700
327154	70 CENTER STREET	Commercial	0.97	\$1,495,100
327155	18 CENTER STREET	Commercial	0.74	\$833,800
327157	252 MAIN STREET (HYANNIS)	Mixed-Use	0.15	\$568,600
327158	242 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	0.45	\$225,800
327159	0 MAIN STREET (HYANNIS)	Industrial	0.30	\$199,100
327160	232 MAIN STREET (HYANNIS)	Commercial	2.86	\$5,301,900
327163	206 MAIN STREET (HYANNIS)	Commercial	1.49	\$4,531,800
327166	68 YARMOUTH ROAD	Residential	0.33	\$660,000
327167	58 YARMOUTH ROAD	Residential	0.23	\$415,000
327168	50 YARMOUTH ROAD	Residential	0.42	\$967,100

327169	44 YARMOUTH ROAD	Residential	0.37	\$961,100
327170	34 YARMOUTH ROAD	Residential	0.26	\$810,200
327171	26 YARMOUTH ROAD	Residential	0.06	\$1,201,000
327172	180 MAIN STREET (HYANNIS)	Residential	0.32	\$1,053,300
327173	174 MAIN STREET (HYANNIS)	Residential	0.31	\$973,400
327175	156 MAIN STREET (HYANNIS)	Residential	1.22	\$2,737,100
DRAFT				
327176	146 MAIN STREET (HYANNIS)	Commercial	0.52	\$454,000
327178	128 MAIN STREET (HYANNIS)	Commercial	0.41	\$412,100
327179	11 CAMP STREET	Residential	0.04	\$636,700
327180	19 CAMP STREET	Residential	0.32	\$530,200
327181	27 CAMP STREET	Residential	0.72	\$442,300
327182	2 LYNXHOLM COURT	Commercial	0.17	\$404,800
327183	4 LYNXHOLM COURT	Residential	0.16	\$368,600
327184	5 LYNXHOLM COURT	Residential	0.22	\$376,800
327185	3 LYNXHOLM COURT	Residential	0.17	\$349,800
327186	1 LYNXHOLM COURT	Residential	0.16	\$401,900
327187	53 CAMP STREET	Residential	0.40	\$648,600
327188	27 CROCKER STREET	Residential	0.57	\$1,027,100
327191	34 CAMP STREET	Residential	0.42	\$786,400
327192	26 CAMP STREET	Residential	0.27	\$521,700
327193	110 MAIN STREET (HYANNIS)	Commercial	0.57	\$2,726,800
327194	102 MAIN STREET (HYANNIS)	Commercial	0.26	\$232,600
327195	94 MAIN STREET (HYANNIS)	Commercial	0.63	\$3,405,100
327196	15 CEDAR STREET	Mixed-Use	0.28	\$934,100
327197	25 CEDAR STREET	Residential	0.49	\$894,300
327198	35 CEDAR STREET	Commercial	0.76	\$1,053,100
327199	47 CEDAR STREET	Public Service/Tax Exempt	0.43	\$581,000
327200	83 MAIN STREET (HYANNIS)	Commercial	0.71	\$675,900
327201	97 MAIN STREET (HYANNIS)	Residential	0.58	\$1,006,300
327202	115 MAIN STREET (HYANNIS)	Residential	0.41	\$638,900

327203	104 PARK STREET	Commercial	0.31	\$692,300
327204	84 PARK STREET	Public Service/Tax Exempt	0.48	\$524,400
327205	74 PARK STREET	Public Service/Tax Exempt	0.13	\$575,800
327206	67 PARK STREET	Residential	0.24	\$840,100
327207	26 GLEASON STREET	Public Service/Tax Exempt	0.41	\$918,300
327208	20 GLEASON STREET	Commercial	0.43	\$959,200
327209	91 PARK STREET	Public Service/Tax Exempt	0.25	\$294,600
327210	105 PARK STREET	Public Service/Tax Exempt	0.27	\$988,000
327211	16 LEWIS BAY ROAD	Public Service/Tax Exempt	0.16	\$460,300
327212	22 LEWIS BAY ROAD	Public Service/Tax Exempt	0.30	\$762,100
327214	20 GLEASON STREET	Public Service/Tax Exempt	0.04	\$14,700
DRAFT				
327215	0 GLEASON STREET	Public Service/Tax Exempt	0.01	\$14,200
327216	0 GLEASON STREET	Public Service/Tax Exempt	0.01	\$14,200
327217	47 PARK STREET	Public Service/Tax Exempt	0.14	\$260,200
327219	40 LEWIS BAY ROAD	Public Service/Tax Exempt	0.39	\$310,200
327224	61 LEWIS BAY ROAD	Public Service/Tax Exempt	2.04	\$828,200
327227	29 LEWIS BAY ROAD	Residential	0.28	\$520,500
327228	21 LEWIS BAY ROAD	Residential	0.27	\$669,400
327229	135 MAIN STREET (HYANNIS)	Commercial	0.36	\$210,800
327230	149 MAIN STREET (HYANNIS)	Mixed-Use	0.70	\$625,000
327231	155 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	0.48	\$349,400
327232	171 MAIN STREET (HYANNIS)	Residential	0.41	\$1,268,900
327233	16 SCHOOL STREET	Commercial	0.22	\$307,900
327234	22 SCHOOL STREET	Residential	0.54	\$958,000
327235	38 SCHOOL STREET	Residential	0.14	\$371,800
327236	42 SCHOOL STREET	Residential	0.30	\$565,000

327237	0 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	0.31	\$13,800
327238	66 SCHOOL STREET	Mixed-Use	0.23	\$553,600
327243	30 PLEASANT STREET	Residential	0.43	\$69,700
327245	0 PLEASANT STREET	Residential	0.05	\$600
327247	255 MAIN STREET (HYANNIS)	Mixed-Use	0.28	\$1,706,200
327248	20 BARNSTABLE ROAD	Commercial	0.08	\$190,600
327249	83 SCHOOL STREET	Public Service/Tax Exempt	0.23	\$841,500
327250	64 SOUTH STREET	Residential	0.08	\$574,400
327251	52 SCHOOL STREET	Residential	0.24	\$623,100
327252	60 SCHOOL STREET	Public Service/Tax Exempt	0.20	\$145,100
327254	294 MAIN STREET (HYANNIS)	Commercial	0.09	\$778,100
327255	292 MAIN STREET (HYANNIS)	Commercial	0.06	\$433,900
327257	53 SCHOOL STREET	Residential	0.57	\$691,300
327258	75 SCHOOL STREET	Public Service/Tax Exempt	0.51	\$659,600
327259	61 BARNSTABLE ROAD	Commercial	0.06	\$68,500
327261	25 OCEAN STREET	Public Service/Tax Exempt	0.62	\$311,800
327262	408 MAIN STREET (HYANNIS)	Commercial	2.10	\$5,932,000
327263	46 OCEAN STREET	Commercial	0.25	\$218,600
DRAFT				
327264	50 OCEAN STREET	Commercial	0.72	\$813,300
327265	0 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	0.01	\$9,500
327266	0 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	0.01	\$6,500
327267	15 CROCKER STREET	Residential	0.19	\$425,700
327268	0 PLEASANT STREET	Residential	0.04	\$92,700
327269	0 NORTH STREET	Public Service/Tax Exempt	0.27	\$222,200
327271	0 NORTH STREET	Public Service/Tax Exempt	1.09	\$452,100
328001	70 KINGS WAY	Residential	0.19	\$369,700
328002	64 KINGS WAY	Residential	0.16	\$416,600
328003	60 KINGS WAY	Residential	0.16	\$313,900
328004	50 KINGS WAY	Residential	0.16	\$493,900

328005	42 KINGS WAY	Residential	0.16	\$391,600
328006	36 KINGS WAY	Residential	0.16	\$392,700
328007	28 KINGS WAY	Residential	0.16	\$332,100
328008	24 KINGS WAY	Residential	0.16	\$326,400
328009	16 KINGS WAY	Mixed-Use	0.18	\$370,200
328010	242 BARNSTABLE ROAD	Commercial	0.94	\$553,000
328011	210 BARNSTABLE ROAD	Commercial	0.43	\$462,200
328012	208 BARNSTABLE ROAD	Commercial	0.51	\$1,351,100
328013	168 BARNSTABLE ROAD	Residential	7.08	\$9,762,200
328014	43 SPRING STREET	Residential	0.12	\$591,000
328015	45 SPRING STREET	Residential	0.17	\$708,300
328016	53 SPRING STREET	Residential	0.12	\$447,800
328017	57 SPRING STREET	Residential	0.12	\$412,100
328018	63 SPRING STREET	Residential	0.15	\$498,300
328020	71 SPRING STREET	Residential	0.18	\$524,100
328021	87 SPRING STREET	Residential	0.12	\$413,200
328022	95 SPRING STREET	Residential	0.12	\$342,000
328023	101 SPRING STREET	Residential	0.12	\$401,800
328024	107 SPRING STREET	Residential	0.12	\$312,400
328025	127 SPRING STREET	Residential	0.15	\$400,700
328026	129 SPRING STREET	Residential	0.17	\$370,700
328027	139 SPRING STREET	Residential	0.17	\$322,500
328028	1 BROOKSHIRE ROAD	Public Service/Tax Exempt	0.29	\$322,900
328029	2 BROOKSHIRE ROAD	Residential	0.23	\$315,100
328030	3 BROOKSHIRE ROAD	Residential	0.18	\$361,000
328031	4 BROOKSHIRE ROAD	Residential	0.18	\$310,200
328032	5 BROOKSHIRE ROAD	Residential	0.23	\$342,500
DRAFT				
328033	6 BROOKSHIRE ROAD	Residential	0.21	\$332,500
328034	7 BROOKSHIRE ROAD	Residential	0.15	\$362,300
328035	8 BROOKSHIRE ROAD	Residential	0.15	\$310,200
328036	9 BROOKSHIRE ROAD	Residential	0.15	\$373,000
328037	10 BROOKSHIRE ROAD	Residential	0.15	\$387,100

328038	11 BROOKSHIRE ROAD	Residential	0.15	\$300,200
328039	12 BROOKSHIRE ROAD	Residential	0.15	\$414,700
328040	13 BROOKSHIRE ROAD	Residential	0.22	\$424,300
328041	14 BROOKSHIRE ROAD	Residential	0.26	\$381,500
328042	15 BROOKSHIRE ROAD	Residential	0.18	\$355,400
328043	16 BROOKSHIRE ROAD	Residential	0.18	\$384,100
328044	17 BROOKSHIRE ROAD	Residential	0.27	\$389,100
328045	18 BROOKSHIRE ROAD	Residential	0.23	\$409,400
328046	19 BROOKSHIRE ROAD	Residential	0.19	\$365,800
328047	20 BROOKSHIRE ROAD	Residential	0.18	\$341,400
328048	21 BROOKSHIRE ROAD	Residential	0.18	\$369,200
328049	22 BROOKSHIRE ROAD	Residential	0.16	\$390,900
328050	24 BROOKSHIRE ROAD	Residential	0.16	\$314,800
328051	25 BROOKSHIRE ROAD	Residential	0.16	\$298,700
328052	26 BROOKSHIRE ROAD	Residential	0.16	\$395,900
328053	27 BROOKSHIRE ROAD	Residential	0.17	\$342,800
328054	28 BROOKSHIRE ROAD	Residential	0.18	\$306,300
328055	29 BROOKSHIRE ROAD	Residential	0.17	\$440,100
328056	30 BROOKSHIRE ROAD	Residential	0.17	\$392,100
328057	31 BROOKSHIRE ROAD	Residential	0.16	\$313,100
328058	32 BROOKSHIRE ROAD	Residential	0.16	\$389,600
328059	33 BROOKSHIRE ROAD	Residential	0.16	\$480,700
328060	34 BROOKSHIRE ROAD	Residential	0.16	\$369,200
328061	23 BROOKSHIRE ROAD	Residential	0.16	\$363,900
328062	141 SPRING STREET	Residential	0.13	\$297,300
328063	147 SPRING STREET	Residential	0.11	\$265,300

328064	153 SPRING STREET	Residential	0.16	\$284,600
328065	163 SPRING STREET	Residential	0.16	\$349,800
328066	173 SPRING STREET	Residential	0.11	\$367,000
328067	181 SPRING STREET	Commercial	0.23	\$333,800
328068	333 IYANNOUGH ROAD/RTE 28	Commercial	2.30	\$4,725,900
328070	425 IYANNOUGH ROAD/RTE 28	Commercial	8.13	\$16,031,900
328071	375 IYANNOUGH ROAD/RTE 28	Commercial	1.12	\$3,393,100
328072	332 IYANNOUGH ROAD/RTE 28	Commercial	1.47	\$2,517,200
328073	195 RIDGEWOOD AVENUE	Commercial	0.57	\$953,100
328074	174 SPRING STREET	Residential	0.14	\$271,500
DRAFT				
328075	162 SPRING STREET	Residential	0.12	\$442,500
328076	160 SPRING STREET	Residential	0.12	\$302,300
328077	148 SPRING STREET	Residential	0.08	\$343,200
328078	144 SPRING STREET	Residential	0.08	\$348,300
328079	138 SPRING STREET	Residential	0.08	\$367,400
328080	132 SPRING STREET	Residential	0.08	\$333,700
328081	114 SPRING STREET	Residential	0.16	\$431,300
328082	112 SPRING STREET	Residential	0.08	\$347,600
328083	100 SPRING STREET	Residential	0.16	\$391,000
328084	98 SPRING STREET	Residential	0.16	\$341,600
328085	70 SPRING STREET	Residential	0.08	\$318,500
328086	68 SPRING STREET	Residential	0.08	\$1,000
328087	62 SPRING STREET	Residential	0.08	\$294,800
328088	52 SPRING STREET	Residential	0.16	\$358,500
328089	46 SPRING STREET	Residential	0.08	\$328,300
328090	40 SPRING STREET	Residential	0.08	\$255,200
328091	57 RIDGEWOOD AVENUE	Public Service/Tax Exempt	0.72	\$249,800
328092	73 RIDGEWOOD AVENUE	Residential	0.16	\$372,900
328093	77 RIDGEWOOD AVENUE	Residential	0.15	\$371,000

328094	81 RIDGEWOOD AVENUE	Residential	0.15	\$429,600
328095	87 RIDGEWOOD AVENUE	Residential	0.23	\$322,700
328096	93 RIDGEWOOD AVENUE	Residential	0.23	\$474,700
328097	99 RIDGEWOOD AVENUE	Residential	0.27	\$380,700
328098	107 RIDGEWOOD AVENUE	Residential	0.42	\$421,600
328100	113 RIDGEWOOD AVENUE	Residential	0.22	\$252,800
328101	127 RIDGEWOOD AVENUE	Mixed-Use	0.45	\$498,600
328102	139 RIDGEWOOD AVENUE	Residential	0.44	\$385,100
328103	147 RIDGEWOOD AVENUE	Residential	0.35	\$617,700
328104	161 RIDGEWOOD AVENUE	Residential	0.33	\$398,400
328105	167 RIDGEWOOD AVENUE	Residential	0.20	\$314,500
328106	177 RIDGEWOOD AVENUE	Residential	0.21	\$321,100
328107	290 IYANNOUGH ROAD/RTE 28	Public Service/Tax Exempt	1.58	\$1,042,800
328108	280 IYANNOUGH ROAD/RTE 28	Public Service/Tax Exempt	0.71	\$490,400
328109	258 IYANNOUGH ROAD/RTE 28	Commercial	0.11	\$178,700
328110	244 IYANNOUGH ROAD/RTE 28	Commercial	0.13	\$410,400
328111	240 IYANNOUGH ROAD/RTE 28	Commercial	0.23	\$670,500
328112	230 IYANNOUGH ROAD/RTE 28	Commercial	0.37	\$239,700
328114	0 MARY DUNN WAY	Public Service/Tax Exempt	1.64	\$365,300
DRAFT				
328131	180 IYANNOUGH ROAD/RTE 28	Commercial	0.86	\$285,000
328133	29 OLD MARY DUNN ROAD	Public Service/Tax Exempt	0.18	\$118,400
328134	24 MARY DUNN WAY	Public Service/Tax Exempt	0.32	\$133,900
328136	10 MARY DUNN WAY	Public Service/Tax Exempt	0.71	\$165,500
328137	201 YARMOUTH ROAD	Public Service/Tax Exempt	0.48	\$1,871,500
328145	114 IYANNOUGH ROAD/RTE 28	Residential	0.38	\$404,200

328146	128 IYANNOUGH ROAD/RTE 28	Public Service/Tax Exempt	0.06	\$11,600
328147	126 IYANNOUGH ROAD/RTE 28	Public Service/Tax Exempt	0.80	\$173,100
328149	202 YARMOUTH ROAD	Commercial	0.35	\$436,000
328151	156 IYANNOUGH ROAD/RTE 28	Commercial	0.82	\$1,529,000
328153	89 IYANNOUGH ROAD/RTE 28	Mixed-Use	0.10	\$555,000
328155	115 IYANNOUGH ROAD/RTE 28	Commercial	0.24	\$390,800
328157	151 IYANNOUGH ROAD/RTE 28	Commercial	0.14	\$585,400
328158	128 CAMP STREET	Residential	0.21	\$411,700
328159	126 CAMP STREET	Residential	0.17	\$402,600
328160	116 CAMP STREET	Commercial	0.39	\$673,800
328162	140 CEDAR STREET	Commercial	0.33	\$187,600
328163	55 CEDAR STREET	Commercial	0.17	\$156,000
328164	57 CEDAR STREET	Residential	0.22	\$772,200
328165	65 CEDAR STREET	Commercial	0.39	\$1,412,900
328166	75 CEDAR STREET	Mixed-Use	0.39	\$452,900
328167	85 CEDAR STREET	Commercial	0.35	\$117,200
328168	119 CEDAR STREET	Commercial	0.28	\$265,700
328169	131 CEDAR STREET	Residential	0.19	\$472,400
328170	14 EDWARDS ROAD	Residential	0.14	\$441,500
328171	30 TERRY COURT	Residential	0.21	\$417,600
328172	17 EDWARDS ROAD	Residential	0.08	\$431,800
328173	15 EDWARDS ROAD	Residential	0.08	\$438,100
328174	143 CEDAR STREET	Residential	0.12	\$444,100
328175	147 CEDAR STREET	Residential	0.13	\$476,300
328176	100 CAMP STREET	Commercial	0.68	\$1,990,000
328177	82 CAMP STREET	Residential	0.31	\$347,400
328178	74 CAMP STREET	Residential	0.13	\$470,700
328179	14 TERRY COURT	Residential	0.13	\$352,300
328181	22 TERRY COURT	Residential	0.16	\$316,100
328182	138 CEDAR STREET	Commercial	0.05	\$20,300

DRAFT

328183	0 YARMOUTH ROAD	Public Service/Tax Exempt	10.17	\$142,700
328185	80 YARMOUTH ROAD	Residential	0.19	\$547,200
328186	36 CROCKER STREET	Residential	0.25	\$544,500
328187	24 CROCKER STREET	Residential	0.26	\$696,900
328189	75 CAMP STREET	Residential	0.27	\$414,400

328190	81 CAMP STREET	Residential	0.18	\$404,300
328191	85 CAMP STREET	Residential	0.17	\$455,500
328192	91 CAMP STREET	Commercial	0.41	\$1,206,600
328193	99 CAMP STREET	Residential	0.23	\$400,400
328194	120 YARMOUTH ROAD	Commercial	0.52	\$1,817,500
328195	140 YARMOUTH ROAD	Commercial	0.69	\$1,843,100
328196	106 YARMOUTH ROAD	Commercial	0.25	\$68,800
328197	100 YARMOUTH ROAD	Commercial	0.31	\$155,700
328198	88 YARMOUTH ROAD	Residential	0.15	\$501,700
328200	0 IYANNOUGH ROAD/RTE 28	Public Service/Tax Exempt	0.09	\$12,000
328201	183 IYANNOUGH ROAD/RTE 28	Commercial	1.03	\$1,233,200
328202	193 IYANNOUGH ROAD/RTE 28	Commercial	0.74	\$430,300
328203	193 IYANNOUGH ROAD/RTE 28	Commercial	0.73	\$797,900
328204	9 ENGINE HOUSE ROAD	Commercial	1.55	\$536,200
328205	225 IYANNOUGH ROAD/RTE 28	Commercial	0.17	\$433,100
328206	239 IYANNOUGH ROAD/RTE 28	Mixed-Use	0.58	\$1,344,700
328207	0 ENGINE HOUSE ROAD	Commercial	0.23	\$29,900
328211	152 RIDGEWOOD AVENUE	Commercial	0.91	\$746,000
328212	144 RIDGEWOOD AVENUE	Commercial	0.76	\$250,800
328214	124 RIDGEWOOD AVENUE	Commercial	1.44	\$1,577,500
328215	110 RIDGEWOOD AVENUE	Commercial	1.72	\$1,229,200
328216	100 RIDGEWOOD AVENUE	Commercial	1.25	\$998,100
328217	94 RIDGEWOOD AVENUE	Residential	0.11	\$391,900
328218	84 RIDGEWOOD AVENUE	Residential	0.11	\$383,600
328219	78 RIDGEWOOD AVENUE	Residential	0.11	\$397,800
328220	74 RIDGEWOOD AVENUE	Residential	0.11	\$383,600
328221	68 RIDGEWOOD AVENUE	Residential	0.11	\$407,200
328222	64 RIDGEWOOD AVENUE	Residential	0.11	\$314,700

328223	58 RIDGEWOOD AVENUE	Commercial	0.11	\$166,600
328224	69 SPRING STREET	Residential	0.20	\$456,500
328226	185 RIDGEWOOD AVENUE	Residential	0.42	\$1,924,500
328227	68 SPRING STREET	Residential	0.08	\$223,300
328228	30 CROCKER STREET	Residential	0.24	\$403,900
328230	371 IYANNOUGH ROAD/RTE 28	Commercial	1.16	\$1,476,100
328231 DRAFT	148 CEDAR STREET	Residential	0.50	\$1,376,000
328232	316 IYANNOUGH ROAD/RTE 28	Commercial	0.42	\$1,887,200
328235	313 IYANNOUGH ROAD/RTE 28	Commercial	0.63	\$925,200
328237	207 IYANNOUGH ROAD/RTE 28	Mixed-Use	0.72	\$725,100
328238	165 YARMOUTH ROAD	Commercial	1.02	\$1,642,000
328239	0 BARNSTABLE ROAD	Commercial	0.03	\$9,500
328241	0 ENGINE HOUSE ROAD	Commercial	1.33	\$695,900
329001	409 IYANNOUGH ROAD/RTE 28	Commercial	0.81	\$950,900
329002	0 IYANNOUGH ROAD/RTE 28	Public Service/Tax Exempt	0.09	\$25,700
329003	480 BARNSTABLE ROAD	Public Service/Tax Exempt	444.73	\$292,929,500
342001	27 PARK STREET	Public Service/Tax Exempt	12.51	\$148,936,400
342002	62 PARK STREET	Public Service/Tax Exempt	0.34	\$711,100
342005	34 PARK STREET	Public Service/Tax Exempt	0.34	\$620,300
342009	2 PARK STREET	Public Service/Tax Exempt	0.52	\$614,600
342010	79 BAY VIEW STREET	Commercial	0.30	\$281,900
342011	61 PARKWAY PLACE	Commercial	0.39	\$325,300
342012	53 PARKWAY PLACE	Residential	0.12	\$474,100
342013	47 PARKWAY PLACE	Residential	0.15	\$516,400
342014	41 PARKWAY PLACE	Residential	0.16	\$489,000
342016	27 PARKWAY PLACE	Public Service/Tax Exempt	0.24	\$528,300
342017	63 MAIN STREET (HYANNIS)	Residential	0.24	\$548,400

342019	71 MAIN STREET (HYANNIS)	Residential	0.71	\$1,197,200
342020	52 CEDAR STREET	Residential	0.34	\$384,600
342021	42 CEDAR STREET	Residential	0.38	\$592,600
342022	30 CEDAR STREET	Residential	0.47	\$768,100
342025	54 MAIN STREET (HYANNIS)	Residential	0.22	\$849,000
342026	50 MAIN STREET (HYANNIS)	Commercial	0.52	\$514,600
342028	22 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	0.33	\$975,900
342029	14 MAIN STREET (HYANNIS)	Residential	0.75	\$2,304,700
342031	25 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	2.06	\$6,399,600
342034	46 PARKWAY PLACE	Public Service/Tax Exempt	0.18	\$512,700
342036	58 PARKWAY PLACE	Public Service/Tax Exempt	0.14	\$529,700
342039	40 QUINLAN WAY	Public Service/Tax Exempt	1.12	\$1,035,000
DRAFT				
342040	51 BAY VIEW STREET	Public Service/Tax Exempt	0.27	\$549,200
343001	1 IYANNOUGH ROAD/RTE 28	Commercial	0.24	\$630,200
343002	25 IYANNOUGH ROAD/RTE 28	Commercial	1.09	\$915,400
343003	35 IYANNOUGH ROAD/RTE 28	Commercial	0.67	\$984,200
343004	21 MEDERIOS ROAD	Commercial	0.40	\$399,100
343005	55 IYANNOUGH ROAD/RTE 28	Commercial	0.99	\$1,705,700
343006	67 IYANNOUGH ROAD/RTE 28	Commercial	0.16	\$391,400
343007	75 IYANNOUGH ROAD/RTE 28	Mixed-Use	0.23	\$914,300
343008	80 CEDAR STREET	Residential	0.35	\$700,800
343009	74 CEDAR STREET	Residential	0.29	\$408,600
343010	64 CEDAR STREET	Residential	0.40	\$480,100
343011	54 CEDAR STREET	Mixed-Use	0.28	\$486,100
343012	88 IYANNOUGH ROAD/RTE 28	Commercial	1.73	\$1,171,900
343013	64 IYANNOUGH ROAD/RTE 28	Commercial	0.56	\$1,029,100
343014	48 IYANNOUGH ROAD/RTE 28	Commercial	0.42	\$392,700
343015	30 IYANNOUGH ROAD/RTE 28	Commercial	0.62	\$257,800
343016	16 IYANNOUGH ROAD/RTE 28	Commercial	0.66	\$263,100

343017	0 YARMOUTH- BARN. TOWN LINE	Public Service/Tax Exempt	2.39	\$2,700
290096001	396 NORTH STREET	Commercial	0.27	\$548,600
308001001	776 MAIN STREET (HYANNIS)	Commercial	0.51	\$665,300
308004001	700 MAIN STREET (HYANNIS)	Commercial	0.44	\$1,637,400
308038001	246 NORTH STREET	Mixed-Use	0.14	\$507,200
308069001	580 MAIN STREET (HYANNIS)	Mixed-Use	0.57	\$1,741,800
308069002	576 MAIN STREET (HYANNIS)	Commercial	0.03	\$253,300
308073001	592 MAIN STREET (HYANNIS)	Commercial	0.21	\$1,087,600
308073002	259 NORTH STREET	Commercial	0.85	\$3,326,600
308080001	441 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	0.38	\$2,834,200
308081001	447 MAIN STREET (HYANNIS)	Commercial	0.65	\$2,277,700
308081002	300 SOUTH STREET	Public Service/Tax Exempt	0.64	\$361,500
308120001	16 SEA STREET	Mixed-Use	0.04	\$395,200
308131001	627 MAIN STREET (HYANNIS)	Commercial	0.22	\$1,002,100
308131002	631 MAIN STREET (HYANNIS)	Commercial	0.25	\$739,700
308259001	0 HIGH SCHOOL ROAD	Residential	0.24	\$340,700
308271001	33 BASSETT LANE	Commercial	0.43	\$1,201,500
308273001	35 MITCHELL'S WAY	Public Service/Tax Exempt	0.43	\$139,400
309193001	72 NORTH STREET	Mixed-Use	0.45	\$1,558,800
309222001	0 NORTH STREET	Public Service/Tax Exempt	0.74	\$320,500
DRAFT				
309225001	460 MAIN STREET (HYANNIS)	Commercial	0.33	\$1,206,200
309226001	149 NORTH STREET	Mixed-Use	0.48	\$2,364,500
309259001	210 NORTH STREET	Commercial	0.34	\$637,700
309259002	200 NORTH STREET	Commercial	0.18	\$84,200
310436001	282 BARNSTABLE ROAD	Commercial	0.51	\$535,600
310436002	274 BARNSTABLE ROAD	Commercial	0.47	\$877,100
311030001	400 BARNSTABLE ROAD	Commercial	0.51	\$1,009,500

311035002	417 BARNSTABLE ROAD	Commercial	0.92	\$2,315,300
326001001	365 OLD COLONY ROAD	Public Service/Tax Exempt	4.29	\$374,400
326001002	0 OLD COLONY ROAD	Public Service/Tax Exempt	0.06	\$32,600
326009001	83 PEARL STREET	Commercial	3.45	\$928,100
326121001	0 SCHOOL STREET	Commercial	0.59	\$1,482,800
326133001	21 RAILWAY BLUFFS	Residential	0.36	\$2,226,300
326133002	21 ARLINGTON STREET	Commercial	0.01	\$643,200
326142001	9 WILLOW STREET (HYANNIS)	Commercial	0.28	\$129,900
327006001	342 MAIN STREET (HYANNIS)	Commercial	0.12	\$1,261,100
327006002	11 BARNSTABLE ROAD	Commercial	0.05	\$398,900
327144001	57 SCHOOL STREET	Residential	0.22	\$624,100
327156001	215 IYANNOUGH ROAD/RTE 28	Public Service/Tax Exempt	9.51	\$5,944,200
327156002	252 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	4.83	\$394,700
327165001	200 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	1.33	\$2,411,300
327165002	75 YARMOUTH ROAD	Public Service/Tax Exempt	2.66	\$1,325,200
327239001	72 SCHOOL STREET	Residential	0.23	\$457,100
327239002	82 SCHOOL STREET	Public Service/Tax Exempt	0.26	\$1,009,800
327242001	225 MAIN STREET (HYANNIS)	Residential	0.25	\$862,800
327244001	145 BARNSTABLE ROAD	Commercial	0.78	\$998,100
327244003	20 CHARLES STREET	Commercial	0.53	\$1,016,300
328156001	121 IYANNOUGH ROAD/RTE 28	Commercial	0.35	\$527,100
328156002	131 IYANNOUGH ROAD/RTE 28	Commercial	0.12	\$402,600
328188001	65 CAMP STREET	Commercial	0.17	\$419,800
328188002	69 CAMP STREET	Commercial	0.30	\$1,017,200
328210001	287 IYANNOUGH ROAD/RTE 28	Commercial	2.53	\$6,584,100
328210002	55 ENGINE HOUSE ROAD	Commercial	2.68	\$3,188,400
328240001	86 RIDGEWOOD AVENUE	Commercial	1.01	\$856,300
328240002	88 RIDGEWOOD AVENUE	Public Service/Tax Exempt	1.33	\$449,700

DRAFT

342004001	52 PARK STREET	Commercial	0.46	\$997,500
290093001CND	26 BETTY'S POND ROAD	Residential	0.97	\$347,400
308002001CND	724 MAIN STREET (HYANNIS)	Commercial	0.72	\$177,900
308002002CND	760 MAIN STREET (HYANNIS)	Commercial	0.83	\$106,000
308004CND	320 STEVENS STREET	Public Service/Tax Exempt	2.87	\$321,800
308025CND	185 STEVENS STREET	Residential	1.41	\$329,700
308038002CND	244 NORTH STREET	Residential	0.51	\$167,400
308044CND	297 NORTH STREET	Commercial	2.61	\$718,300
308061CND	4 BACON TERRACE	Commercial	0.34	\$581,500
308074CND	544 MAIN STREET (HYANNIS)	Commercial	3.72	\$803,700
308098CND	362 SOUTH STREET	Residential	0.25	\$239,700
308111CND	561 MAIN STREET (HYANNIS)	Mixed-Use	0.88	\$759,400
308120CND	615 MAIN STREET (HYANNIS)	Residential	0.54	\$568,700
308161CND	17 NEWTON STREET	Residential	0.20	\$327,600
308283CND	722 MAIN STREET (HYANNIS)	Commercial	0.40	\$132,600
309193002CND	70 NORTH STREET	Residential	0.50	\$310,600
309195CND	46 NORTH STREET	Commercial	2.33	\$1,406,500
309211CND	7 STEVENS STREET	Residential	0.33	\$211,400
309242CND	70 WINTER STREET	Residential	0.55	\$241,800
310121CND	32 BAXTER ROAD	Commercial	0.44	\$161,100
326035CND	213 OCEAN STREET	Commercial	3.69	\$41,800
326044CND	119 OCEAN STREET	Commercial	0.48	\$57,200
326057CND	125 PLEASANT STREET	Residential	0.46	\$195,900
327144002CND	59 SCHOOL STREET	Residential	0.25	\$234,700
327154001CND	68 CENTER STREET	Commercial	2.00	\$497,500
327190CND	48 CAMP STREET	Residential	1.08	\$308,500
327223CND	89 LEWIS BAY ROAD	Commercial	2.10	\$642,000
327225CND	53 LEWIS BAY ROAD	Residential	0.90	\$81,100
327246CND	247 MAIN STREET (HYANNIS)	Commercial	0.34	\$449,100
328132CND	192 IYANNOUGH ROAD/RTE 28	Commercial	0.48	\$278,300
328152CND	102 IYANNOUGH ROAD/RTE 28	Residential	1.57	\$47,700

328154CND	101 IYANNOUGH ROAD/RTE 28	Commercial	0.42	\$303,100
328184CND	68 CAMP STREET	Commercial	0.95	\$838,300
342003CND	60 PARK STREET	Public Service/Tax Exempt	0.87	\$2,391,200
342023CND	70 MAIN STREET (HYANNIS)	Residential	0.89	\$184,700
342027CND	30 MAIN STREET (HYANNIS)	Public Service/Tax Exempt	1.52	\$275,100
342033CND	51 MAIN STREET (HYANNIS)	Commercial	0.91	\$433,000
342041CND	6 MAIN STREET (HYANNIS)	Commercial	0.70	\$492,900
Total			973.64	\$ 1,225,561,200

A. OLD BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

**ITEM # 2025-018
INTRO: 08/15/2024, 09/05/2024**

**2025-018 AUTHORIZING THE ACCEPTANCE OF AN EASEMENT FROM
BARNSTABLE LAND TRUST, INC. UPON A PORTION OF THE PROPERTY
KNOWN AS FULLER FARM**

RESOLVED: That the Town Council hereby authorizes the Town Manager, on behalf of the Town, to acquire by gift from Barnstable Land Trust, Inc. a perpetual public access easement for passive recreation purposes upon the property known as Fuller Farm, located in the village of Marstons Mills, as described in a deed recorded at the Barnstable County Registry of Deeds in Book 31739, Page 229. The easement area is shown as “8’ Wide Easement Over Existing Path” on a plan captioned “Easement Plot Plan in Marstons Mills, MA 995 Route 149 prepared for Town of Barnstable”, prepared by Down Cape Civil Engineering and dated May 17, 2024. The Town Manager is authorized to negotiate, accept, sign, deliver and record documents, and make minor modifications to the plan, if needed, for the purposes necessary to effectuate this Resolve and complete this transaction.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
<u>08/15/2024</u>	<u>Continue Item until 09/05/2024</u>

_____ Read Item

_____ Rationale

_____ Council Discussion

_____ Vote

BARNSTABLE TOWN COUNCIL

ITEM # 2025-018

INTRO: 08/15/2024, 09/05/2024

SUMMARY

TO: Town Council
FROM: Lindsey Counsell, Community Preservation Committee Chairman
THROUGH: Mark S. Ells, Town Manager
DATE: August 15, 2024
SUBJECT: Authorizing the acceptance of an easement from Barnstable Land Trust, Inc. upon a portion of the property known as Fuller Farm

BACKGROUND: At the July 17, 2023 Community Preservation Committee (CPC) meeting, the CPC voted unanimously to recommend the permanent protection of an open space resource consisting of a 5.5-acre portion of 150 Wheeler Road (Assessor Map 103, parcel 109/002) through the Barnstable Land Trust, Inc. (BLT) acquiring the fee interest and then conveying a perpetual conservation restriction to the Town for open space, conservation and passive outdoor recreation purposes. Discussion occurred at that time regarding a potential trail easement to be granted by BLT to the Town across the adjacent Fuller Farm to provide public passive recreation access between the 150 Wheeler Road property and Route 149.

In order to complete the 150 Wheeler Road land protection project, at its December 21, 2023 meeting (Item No. 2024-075), the Town Council: appropriated and authorized the Town Manager to expend \$905,000 in Community Preservation Act Funds for the acquisition of the fee interest by BLT; authorized the Town Manager to negotiate and accept the conservation restriction (with the Town as the primary grantee and The Compact of Cape Cod Conservation Trusts as the secondary grantee); and authorized the Town Manager to contract for and expend a \$488,700 grant from the Commonwealth under the Local Acquisitions for Natural Diversity (LAND) Program, with the grant defraying the cost and reimbursing the Community Preservation Fund. On May 16, 2024 (Item No. 2024-222), the Town Council approved the conservation restriction under M.G.L. c. 184, s. 32. BLT granted the conservation restriction to the Town on Barnstable on June 25, 2024. The conservation restriction includes, among other things, public access for passive recreational use.

Following completion of this land protection project, the Town and BLT are now working to finalize the grant by BLT to the Town of the above-referenced public access easement. The proposed public access easement is shown as "8' Wide Easement Over Existing Path" on the attached plan captioned "Easement Plot Plan in Marstons Mills, MA 995 Route 149 prepared for Town of Barnstable", prepared By Down Cape Civil Engineering, Inc., and Dated May 17, 2024. This easement would be at no monetary cost to the Town.

ANALYSIS: The acceptance of this perpetual public access easement will provide passive recreational access for the public across Fuller Farm, thereby making an important connection between the 150-Wheeler Road property and Route 149.

FINANCIAL IMPACT: The acquisition is for no monetary consideration.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval.

STAFF ASSISTANCE: Thomas J. LaRosa, First Assistant Town Attorney; Lindsey Counsell, Chair, Community Preservation Committee

B. NEW BUSINESS (Refer to Public Hearing 09/19/2024)

BARNSTABLE TOWN COUNCIL

**ITEM # 2025-022
INTRO: 09/05/2024**

2025-022 ORDER AMENDING THE GENERAL ORDINANCES OF THE CODE OF THE TOWN OF BARNSTABLE, CHAPTER 220 TOWN COUNCIL, ARTICLE I, SECTION 220-4

ORDERED: That the General Ordinances of the Code of the Town of Barnstable, Chapter 220 Town Council, Article I, Section 220-4 be amended by deleting “7:00” and inserting “6:00” in its place.

SPONSOR: Felicia R. Penn, Town Council President

DATE	ACTION TAKEN
_____	_____
_____	_____

- _____ Read Item
- _____ Motion to Open Public Hearing
- _____ Rationale
- _____ Public Hearing
- _____ Close Public Hearing
- _____ Council Discussion
- _____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-022
INTRO: 09/05/2024

SUMMARY

TO: Town Council
FROM: Felicia R. Penn, Town Council President
THROUGH: Karen L. Nober, Town Attorney
SUBJECT: Order Amending the General Ordinances of the Code of the Town of Barnstable, Chapter 220 Town Council, Article I, Section 220-4
DATE: September 5, 2024

RATIONALE: Section 220-4 of the Town Code provides that meetings of the Town Council “shall commence at 7:00 p.m. at the Town Hall.” On February 1, 2024, the Town Council voted to approve Item 2024-092 to change the start time of Town Council meetings to 6:00 p.m. on a trial basis. This proposed Order will amend the Town Code to make that change on a permanent basis.

FISCAL IMPACT: N/A

STAFF SUPPORT: Karen L. Nober, Town Attorney

B. NEW BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-023
INTRO: 09/05/2024**

**2025-023 RESOLVE ESTABLISHING A COMPREHENSIVE WASTEWATER
MANAGEMENT PLAN (CWMP) AD HOC ADVISORY COMMITTEE**

RESOLVED: That, in accordance with Section 241-8 of Chapter 241 of the Town Administrative Code, the Town Council does hereby establish a Comprehensive Wastewater Management Plan (CWMP) Ad Hoc advisory committee to assist the Town Council in carrying out the Council's responsibilities, as further described below. The non-Councilor members of said committee shall be special municipal employees for purposes of G.L. c. 268A, the state conflict of interest law. The committee shall be subject to and shall comply with the Open Meeting Law. All committee meetings shall include a period for public comment. The committee chair shall provide regular reports to the Town Council at Town Council meetings. The Town Council President shall serve as an ex officio, non-voting member of the committee. At the request of the chair of the committee, liaisons to the committee shall be appointed by the chairs of the Board of Health, Conservation Commission and Planning Board from each of their respective boards.

Purpose of committee: The committee shall work with the Director of Public Works and/or his/her designee(s) to advise the Barnstable Town Council on the 5-year review of and recommended updates to the Town's Comprehensive Wastewater Management Plan, with the goal of protecting and restoring the Town's fresh and salt water bodies and its drinking water supplies, in compliance with the Federal Clean Water Act and the Cape Cod Commission's Cape Cod Area Wide Water Quality Management Plan Update of 2015 (the 208 Plan), and the Town's Watershed Management Plan/Permit.

Members: In accordance with Town Council Rule 11A, the President of the Council shall designate the eleven (11) members of this committee as follows: Three (3) members shall be Town Councilors; five (5) members shall be registered voters of the Town who, based on their place of residence within the Town, shall provide to the extent feasible geographically diverse representation with respect to the salt water embayments, fresh water lakes and ponds and watersheds within the Town; and three (3) members shall be registered voters of the Town who have expertise in matters related to water quality and wastewater issues.

Time Period: Complete work and make recommendations to the Town Council by December 31, 2025.

SPONSOR: Felicia R. Penn, Town Council President, Precinct 13

DATE

ACTION TAKEN

_____	_____
_____	_____

- _____ Read Item
- _____ Rationale
- _____ Council Discussion
- _____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-023
INTRO: 09/05/2024

SUMMARY

TO: Town Council
FROM: Daniel Santos, Director of Public Works
SUBJECT: Resolve establishing a Comprehensive Wastewater Management Plan (CWMP) Ad Hoc Advisory Committee
DATE: September 05, 2024

BACKGROUND: Section 241-8 of Chapter 241 of the Administrative Code provides that the Town Council may from time to time, by majority vote, “establish ad hoc committees to assist the Town Council in carrying out the Council’s responsibilities. Ad hoc committees shall be limited to a particular subject area and serve only in that capacity for a specific period of time.” Rule 11A of the Town Council Rules provides that the “President of the Town Council may designate such ad-hoc committees comprised of councilors or registered voters in the Town of Barnstable, as is deemed necessary.” Reading those provisions together, ad hoc committees should be established by vote of the Council and committee members should be appointed by the President of the Council.

The ad hoc committee will be subject to and shall comply with the Open Meeting Law. Committee meetings will include a public comment period. The committee’s non-Councilor members will be special municipal employees for purposes of the state conflict of interest law. The President of the Town Council will serve as an ex officio, non-voting member of the committee. The committee chair shall provide regular reports to the Council at Town Council meetings.

As part of the initial Comprehensive Wastewater Management Plan (CWMP) approval, the Town is required to provide an update to the plan every five years, with the first update occurring in 2025. This allows the CWMP to respond to changing environmental conditions, improved technologies, policy changes, and to react and adapt to the results/lessons learned from completed projects. Given the importance of the CWMP review, it is believed that it should be developed similarly to how the initial plan was developed, with an ad hoc committee working closely with Department of Public Works technical staff to make recommendations to Town Council for approval.

Councilors who are interested in serving on the proposed Comprehensive Wastewater Management Plan ad hoc advisory committee are requested to notify Cynthia Lovell, Town Council Administrator, by the close of business on [date].

FINANCIAL IMPACT: None

STAFF ASSISTANCE: Karen L. Nober, Town Attorney

B. NEW BUSINESS (May be acted upon) (Roll Call Majority)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-024
INTRO: 09/05/2024**

2025-024 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2024 FISCAL YEAR 2026 STATE 911 DEPARTMENT TELECOMMUNICATOR EMERGENCY RESPONSE TASKFORCE (TERT) GRANT IN THE AMOUNT OF \$10,891 FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY

RESOLVED: That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2024 - 2026 State 911 Department TERT (Telecommunicator Emergency Response Taskforce) grant in the amount of **\$10,891** from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security for the purpose of funding overtime and related costs related to monthly training and emergency telecommunications call-out for the Police Department’s TERT team member.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___ Read Item
- ___ Rationale
- ___ Council Discussion
- ___ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-024
INTRO: 09/05/2024

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Jean B. Challies, Chief of Police
DATE: September 05, 2024
SUBJECT: Authorization to contract for and expend a Fiscal Year 2024 Fiscal Year 2026 State 911 Department Telecommunicator Emergency Response Taskforce (TERT) Grant in the amount of **\$10,891** from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security

BACKGROUND: The purpose of the State 911 Department TERT Grant is to reimburse PSAPs for allowable expenses relating to training and deployment of TERT team members.

A TERT team is comprised of specially trained individuals capable of providing mutual aid response intrastate in the aftermath of major events (i.e. natural disasters, widespread illness, line of duty deaths, staff relief after major/critical events). TERT team members can be deployed to a PSAP, an Emergency Operations Center, a Mobile Command Post, or a backup center. TERT team members provide much-needed aid to other communications centers in the state during times of need.

This grant will fund a variety of expenses related to overtime expenses related to replacement or overtime for the TERT team member for training or callouts. Mileage reimbursement when an employee utilizes his/her personal vehicle for (a) travel to attend TERT trainings as scheduled by the State 911 Department or (b) for travel associated with a deployment as scheduled by the State 911 Department. Funding can also be utilized for lodging expenses may be authorized for participation on deployments that are scheduled for two (2) or more consecutive days and the distance of which is equal to or greater than forty-five (45) miles away from where travel originates.

GRANT DETAIL: \$10,891.00 will be directed to pay for class fees and personnel costs associated with the training and call-outs.

FISCAL IMPACT: This is a reimbursement grant for all training costs, materials, mileage, incidentals and overtime. The town must expend the funds upfront and subsequently submit for reimbursement. All costs associated with this grant contract must be completed by June 30, 2026.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends acceptance of this grant.

STAFF ASSISTANCE: Jean B. Challies, Chief of Police; Anne Spillane, Finance and Support Services Director; Lena Bevilacqua, Administrative Assistant to Investigative Services / Police Grant Coordinator

B. NEW BUSINESS (Refer to Public Hearing 09/19/2024)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-025
INTRO: 09/05/2024**

2025-025 APPROPRIATION ORDER IN THE AMOUNT OF \$75,000 FOR THE PURPOSE OF ALUM TREATMENT FOR MYSTIC LAKE

ORDERED: That the amount of **\$75,000** be appropriated and added to the amount appropriated under Town Council Order 2023-104 for the purpose of funding the Mystic Lake Alum Treatment Project as outlined in the Fiscal Year 2024 – Fiscal Year 2028 Capital Improvement Plan, including the payment of costs incidental or related thereto; and that to meet this appropriation, that \$75,000 be provided from the Capital Trust Fund Reserves, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- _____ Read Item
- _____ Motion to Open Public Hearing
- _____ Rationale
- _____ Public Hearing
- _____ Close Public Hearing
- _____ Council Discussion
- _____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-025
INTRO: 09/05/2024

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Daniel W. Santos, P.E., Director of Public Works
DATE: September 05, 2024
SUBJECT: Appropriation order in the amount of **\$75,000** for the purpose of Alum Treatment for Mystic Lake

BACKGROUND: Mystic Lake was treated with alum in the Fall of 2010, after experiencing two cyanobacteria blooms that resulted in the death of over 2 million mussels, including some endangered species. The National Heritage of Endangered Species Program (NHESP) restricted the alum treatment to less than what was originally proposed to control phosphorus release from the sediments of Mystic Lake. Water quality evaluations completed since 2011 have found that the 2010 alum treatment resulted in reduced phosphorus concentrations in the bottom water, but not as much as desired, based on periodic lower water clarity and occasional visible cyanobacteria accumulations. A report commissioned by the Indian Ponds Association recommends another alum treatment for Mystic Lake (Mystic Lake Status Update 2020 by Water Resource Services, Inc.).

ANALYSIS: The Town Council appropriated \$195,000 as part of the Fiscal Year 2024 Capital Budget for the Alum Treatment. The Department of Public Works has since received all necessary regulatory approvals to complete the alum treatment up to a concentration of 50 g/m². Bids have been opened for the project and one bid was received. The bids were structured such that the contractor provided pricing for various concentrations from 25 g/m² to 50 g/m². Based on the bid results, the maximum concentration that can be achieved with the current appropriation is 35 g/m². DPW recommends conducting the treatment at the maximum permitted concentration (50 g/m²) to ensure maximum efficacy.

The treatment is scheduled to be completed this fall. The contractor is required to complete the treatment between October 16th and December 15th. An additional permit requirement is for the Town to complete a mussel survey of the pond 4 years after the treatment is completed. The anticipated cost for this mussel survey (\$12,000) has been included in this request.

FINANCIAL IMPACT: Funding for this project will be provided from the reserves within the Capital Trust Fund which has an available balance of \$13,716,254.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this appropriation order.

STAFF ASSISTANCE: Daniel W. Santos, P.E., Director of Public Works

B. NEW BUSINESS (Refer to Public Hearing 09/19/2024)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-026
INTRO: 09/05/2024**

**2025-026 ORDER AMENDING ARTICLE II, SEWER ASSESSMENTS, CHAPTER 184
SEWERS AND WATER OF THE GENERAL ORDINANCES OF THE CODE OF
THE TOWN OF BARNSTABLE**

ORDERED: That Article II, Sewer Assessments, Chapter 184 Sewers and Water, of the General Ordinances of the Code of the Town of Barnstable shall be amended as follows:

SECTION 1: § 184-9.2. Definitions shall be amended as follows:

- A. By amending the definition of “Commercial Use” by deleting “premises” and inserting “property” in its place;
- B. By amending subsection (a) of the definition of “Compensatory Sewer Privilege Fee” by inserting “equal to One (1) Sewer Unit” after “sewer assessment” and by deleting “based on the number of potential Sewer Units” after “undeveloped property”;
- C. By amending the definition of “Dwelling Unit” by deleting “provided that, solely for the purposes of this Article II, such complete living facilities that contain one bedroom or fewer shall be a Half Dwelling Unit” and by inserting in their place “, unless such complete living facilities are a Half Dwelling Unit as defined herein”;
- D. By amending the definition of “General Benefit Facilities” to insert after “Improvements,” the following: “including but not limited to,”;
- E. By inserting after the definition of “General Benefit Facilities” the following new definition:
“Half Dwelling Unit
Solely for the purposes of this Article II, one or more rooms providing complete living facilities for one family, including equipment for cooking, or provisions for the same, and including room or rooms for living, sleeping and eating, and which contain one bedroom or fewer.”
- F. By amending the definition of “Lateral Line” to delete it in its entirety and to insert the following in its place: “Sewer conduit from a building to a main.”
- G. By amending the definition of “Residential Sewer Units” by deleting “assessed as” from the last clause so that it reads: “provided further, that a Half Dwelling Unit shall be one half of one Sewer Unit.”;
- H. By amending the definition of “Semi-Public Use” by deleting “premises” and inserting “property” in its place;
- I. By amending the definition of “Sewer Main” by deleting “sewerage” and inserting “sewage” in its place;
- J. By inserting after the definition of “Sewer Main” the following new definition:
“Sewer Unit
A Residential Sewer Unit or a Commercial Sewer Unit shall equal one Sewer Unit.”;
- K. By amending the definition of “Special Benefit Facilities” to insert “Improvements, including but not limited to,” at the beginning of the definition; and

- L. By amending the definition of “Trunk Main” by deleting “sewerage” and inserting “sewage” in its place.

SECTION 2: § 184-9.4. shall be amended by deleting the heading in its entirety and inserting the following new heading in its place: “Determination of number of sewer units in a pumping district and assessment of properties.”

SECTION 3: § 184-9.4 shall be further amended by deleting Subsections A through E in their entirety and inserting the following new Subsections A through E in their place:

“A. Each parcel of land in a Pumping District shall be converted into permanent Residential or Commercial Sewer Units, as defined herein, by the Town Manager or his designee for the purpose of proportionally dividing the construction costs equitably among such parcels of land. Each Sewer Unit shall be equal to a single family residence. Potential Sewer Units shall be calculated on the basis of zoning then in effect. Existing and potential multifamily, commercial, industrial and semipublic uses shall be converted into Sewer Units on the basis of residential equivalents.

B. Developed residential lots. A residential lot that contains one Dwelling Unit shall be one Residential Sewer Unit and assessed as one Sewer Unit. If such residential lot contains more than one Dwelling Unit, the number of Residential Sewer Units shall equal the number of Dwelling Units, and the property shall be assessed based on said number of Residential Sewer Units. Single family dwellings shall comprise one Residential Sewer Unit; single family dwellings which have an Accessory Dwelling Unit, affordable accessory apartment or family apartment as defined by the Zoning Ordinance within the single family residence or in a detached building on the same lot shall comprise two Residential Sewer Units; duplex dwellings shall comprise two Residential Sewer Units; three-family dwellings shall comprise three Residential Sewer Units; four-family dwellings shall comprise four Residential Sewer Units; and multiple family dwellings (in excess of four dwelling units) shall comprise one Residential Sewer Unit for each apartment in a rental property and one Residential Sewer Unit for each dwelling unit in a condominium complex; provided that the number of Residential Sewer Units in the foregoing list shall be adjusted accordingly for Half Dwelling Units. A Dwelling Unit that occupies two residential lots in such a way that only one Dwelling Unit is allowed shall be one Residential Sewer Unit and shall be assessed as one Sewer Unit.

C. Lots capable of division or subdivision.

(1) Residential lots capable of division or subdivision. The number of Residential Sewer Units for residentially zoned land which is capable of being divided or subdivided according to the Zoning Ordinance shall be determined based on the current use plus one additional Residential Sewer Unit for each lot which could be created in accordance with the Zoning Ordinance. The assessment shall be based on the current use of the property. For example, property which contains one Dwelling Unit, but which could be divided or subdivided to include three additional Dwelling Units, shall be determined to be one (1) Residential Sewer Unit and three (3) potential Residential Sewer Units for a total of four (4) Sewer Units for the purposes of calculating the amount of the sewer assessment, but the property shall be assessed as one Sewer Unit. In accordance with G.L. c. 83, § 19, if the property is undeveloped, it shall be assessed as one Sewer Unit, but, at the property owner’s request, the time for payment of such assessment may be extended until such time as the land is built upon, provided that interest at the annual rate of 4% shall be paid annually upon the assessment from the time it was made, and the assessment shall be paid in full within three months after such land is built upon. If the property is subsequently developed to contain more than one Dwelling Unit, a Compensatory Sewer Fee shall be assessed for each additional Sewer Unit in accordance with § 184-9.4 (F) below.

(2) Commercial, industrial, business and semi-public lots capable of division or subdivision. The number of Commercial Sewer Units for commercial, industrial, business, and semi-public lots which could be divided or subdivided according to the Zoning Ordinance shall be determined based on the current use, as set forth in Section § 184-9.4 (D) below, plus one additional Commercial Sewer Unit for each additional 330 gallons of reasonably anticipated daily sewage volume which could be generated from the use in accordance with the Zoning Ordinance. The assessment shall be based on the current use of the property. In accordance with G.L. c. 83, § 19, if the property is undeveloped, it shall be assessed as one (1) Commercial Sewer Unit, but, at the property owner’s request, the time for payment of such assessment may be extended until such time as the land is built upon, provided that interest at the annual rate of 4% shall be paid annually upon the assessment from the time it was made, and the assessment shall be paid in full within three months after such land is built upon. If the property is subsequently developed to contain more than one Commercial Sewer Unit, a Compensatory Sewer Fee shall be assessed for each additional Commercial Sewer Unit in accordance with § 184-9.4 (F) below.

D. Improved commercial, industrial, business, and semi-public lots and uses. Improved commercial, industrial, business, and semi-public lots and uses shall be assessed based on the current sewage volume generated from the use of the property, and shall be assessed as one Commercial Sewer Unit for each 330 gallons of actual daily sewage volume.

E. Unbuildable lots. An Unbuildable Lot shall not be determined to contain any Sewer Units and shall not be assessed any Sewer Units, provided that upon the issuance of a building permit, said lot shall be assessed a Compensatory Sewer Privilege Fee in accordance with Section § 184-9.4 (F) below.”

SECTION 4: § 184-9.10 shall be amended by deleting in Subsection A the words “Department of Public Works” and inserting “Treasurer/Collector Office” in their place.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- _____ Read Item
- _____ Motion to Open Public Hearing
- _____ Rationale
- _____ Public Hearing
- _____ Close Public Hearing
- _____ Council Discussion
- _____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-026
INTRO: 09/05/2024

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Karen L. Nober, Town Attorney
DATE: September 05, 2024
SUBJECT: Order Amending Article II, Sewer Assessments, Chapter 184 Sewers and Water of the General Ordinances of the Code of the Town of Barnstable

RATIONALE: This item would further amend the sewer assessment ordinance approved by the Town Council on July 1, 2021, and amended on April 6, 2023. The purpose of this amendment is to clarify and differentiate how the total number of sewer units in a pumping district is determined and how individual properties are assessed. As currently drafted, these two concepts are somewhat conflated. Attached is a redlined version of the sewer ordinance, as previously amended, which shows the proposed changes.

Determining the number of sewer units in a pumping district.

The total number of sewer units in a district is used to calculate the amount of the assessment for a single sewer unit. The cost of the general and special benefit facilities is divided by the total number of sewer units in a pumping district to arrive at the assessment amount. Under state law, the number of sewer units attributable to a particular property is based on the actual use of the property and the potential use of the property, as permitted under the Town's zoning ordinance. A higher number of sewer units results in a lower dollar amount for a single sewer unit. For example, if the cost of the general and special benefit facilities is \$2,500,000 and the total number of sewer units in the pumping district is 300, the amount of the assessment for a single sewer unit would be \$8,333. In this example, if the total amount of sewer units is 200, the amount of the assessment for a single sewer unit would be \$12,500 (keeping in mind that the assessment amount is capped under the ordinance at \$10,000.)

Determining the number of sewer units that a property will be assessed.

The assessment on a particular property, i.e., the number of sewer units assessed to that property, and, therefore, the amount the property owner has to pay, is based only on the actual use of the property. For example, if a property contains one house, but could be divided or subdivided to include 3 additional houses, the property would be assessed one sewer unit because the assessment is based on the actual use of the property – in this example, one house. However, the number of sewer units attributable to that property is 4 (based on actual and potential use of the property), which is the number used when calculating the amount of the sewer assessment. (The exception to this is that under G.L. c. 83, section 19, if a property is undeveloped, it is assessed as one sewer unit. In that situation, the property owner has the option to extend the time for payment until the property is actually developed but must pay interest annually on the assessment. If the property is subsequently developed to contain more than one dwelling unit, a Compensatory Sewer Fee would be assessed for each additional sewer unit.)

Other changes are in the "Definitions" section and fall more within the category of "clean-up." For example, the definition of "Half Dwelling Unit" was taken out of the definition of Dwelling Unit and now stands alone as a defined term. The definition itself remains unchanged. A definition of "Sewer

Unit” was included to make clear that a Residential Sewer Unit and a Commercial Sewer Unit each equal a Sewer Unit.

FISCAL IMPACT: None.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this item.

STAFF SUPPORT: Karen L. Nober, Town Attorney; Thomas J. LaRosa, First Assistant Town Attorney; Mark Milne, Director of Finance

Chapter 184. Sewers and Water

Article II. Sewer Assessments

§ 184-9.1. Purpose and authorization.

The purpose of this Article II is to assess all properties receiving benefit or advantage from public sewerage construction within a limited and determinable area, including, but not limited to, as set forth in the Comprehensive Wastewater Management Plan approved by vote of the Town Council on November 7, 2019, and in accordance with Section 1 of Chapter 83 of the General Laws, any other applicable section of said Chapter 83 and any other applicable general or special law.

§ 184-9.2. Definitions.

For the purpose of this Article II, the following words shall be considered to have the following meanings:

COMMERCIAL SEWER UNIT

Shall be equivalent to 330 gallons of actual or reasonably anticipated daily sewage volume, as determined by the Director of the Department of Public Works based on Title 5 of the State Environmental Code, 310 CMR 15.203, System Sewage Flow Design Criteria. For purposes of determining the number of Commercial Sewer Units to be assessed, volume in an amount up to and including 330 gallons shall be deemed one Commercial Sewer Unit. An additional Commercial Sewer Unit shall be assessed for each additional 330 gallons of volume.

COMMERCIAL USE

Occupancy of ~~property premises~~ for financial gain including profit such as business and industrial uses.

COMPENSATORY SEWER PRIVILEGE FEE

A fee that is assessed in lieu of a sewer assessment to reflect the increased use of a property in situations where: (a) a sewer assessment ~~equal to One (1) Sewer Unit~~ has been assessed to an undeveloped property ~~based on the number of potential Sewer Units~~ and said property is ultimately developed to accommodate a greater number of Sewer Units than that originally assessed; or (b) a sewer assessment has been assessed to a developed parcel and subsequently the use of that parcel has changed or intensified to accommodate a greater number of Sewer Units than that originally assessed; or (c) no sewer assessment was assessed to an Unbuildable Lot and that lot subsequently is issued a building permit.

DWELLING UNIT

One or more rooms providing complete living facilities for one family, including equipment for cooking, or provisions for the same, and including room or rooms for living, sleeping, and eating, ~~unless such complete living facilities are a Half Dwelling Unit as defined herein.; provided that, solely for the purposes of this Article II, such complete living facilities that contain one bedroom or fewer shall be a Half Dwelling Unit.~~

FORCE MAIN

A line without access from individual properties providing access from pumping station to pumping station or to trunk and sewer main.

GENERAL BENEFIT FACILITIES

Improvements, including but not limited to ~~such as~~ pumping stations, trunk and force mains, acquisition of land or interests in land, which will provide benefit or advantage to an area exceeding that served by the Special Benefit Facilities. Ordinarily, General Benefit Facilities will serve a major part of a Pumping District.

HALF DWELLING UNIT

Solely for the purposes of this Article II, one or more rooms providing complete living facilities for one family, including equipment for cooking, or provisions for the same, and including room or rooms for living, sleeping, and eating, and which contain one bedroom or fewer.

LATERAL LINE

Sewer conduit from a building house to a main street.

PUMPING DISTRICT

An area, as identified by the Department of Public Works, which consists of a collection of sewer mains that connect to generally used infrastructure, such as pump stations, trunk mains and force mains that moves sewage from said collection of sewer mains to a treatment facility.

RESIDENTIAL SEWER UNITS

Shall be equivalent to the number of existing Dwelling Units, including, but not limited to, Accessory Dwelling Units, affordable accessory apartments and family apartments as defined by the Zoning Ordinance, and the number of potential Dwelling Units on the property as permitted under the Zoning Ordinance for the district in which the property is located; provided that any Accessory Dwelling Unit, affordable accessory apartment or family apartment that did not exist at the time of assessment shall be assessed a Compensatory Sewer Privilege Fee in accordance with § 184-9.4 (F) hereof; provided further, that a Half Dwelling Unit shall be ~~assessed as~~ one half of one Sewer Unit.

SEMI-PUBLIC USE

Occupancy of property premises by private non-profit organizations, including without limitation private schools, hospitals, and religious institutions.

SEWER MAIN

The line serving as a conduit for sanitary sewage sewerage from the lateral lines from each individual property.

SEWER UNIT

A Residential Sewer Unit or a Commercial Sewer Unit shall equal one Sewer Unit.

SPECIAL BENEFIT FACILITIES

Improvements, including but not limited to, ~~t~~The sewer main to which a lateral line from an individual abutting property can be connected, acquisition of land or interests in land, pumping stations that are required to service a specific project area and any other costs of improvements required to service a specific project area.

TRUNK MAIN

The line serving as a conduit for sanitary sewage sewerage from a number of sewer mains and lateral lines. Trunk mains shall be considered as those lines ten (10) inches and over in diameter.

UNBUILDABLE LOT

At the time at which a sewer assessment would have been imposed, a lot, as determined by the assessors of the Town, on which there is no apparent legal way to build a legal residence or commercial building because the lot does not conform to the Town's building regulations or Zoning Ordinance.

UNIFORM UNIT METHOD

A means by which sewerage construction costs shall be equally divided between the total number of existing and potential Sewer Units to be served after having proportioned the costs resulting from the construction of Special and General Benefit Facilities.

ZONING ORDINANCE

The Zoning Ordinance in effect in the Town of Barnstable at the time the sewerage assessment is levied.

§ 184-9.3. Basic requirements.

The Town Manager shall assess sewerage construction costs to all properties receiving benefit or advantage on the basis of the Uniform Unit Method. The Town Manager shall separate the costs of the General Benefit Facilities from those of the Special Benefit Facilities. The proportional cost of the Special and General Benefit Facilities shall be assessed in accordance with § 184-9.4 and § 184-9.5 hereof.

§ 184-9.4. Determination of number of sewer units in a pumping district and assessment of properties.

A. Each parcel of land in a Pumping District shall be converted into permanent Residential or Commercial Sewer Units, as defined herein, by the Town Manager or his designee DPW for the purpose of proportionally dividing the construction costs equitably among such parcels of land. Each Sewer Unit shall be equal to a single family residence. Potential Sewer Units shall be calculated on the basis of zoning then in effect. Existing and potential multifamily, commercial, industrial and semipublic uses shall be converted into Sewer Units on the basis of residential equivalents.

B. Developed residential lots. A residential lot that contains one Dwelling Unit shall be ~~assessed as~~ one Residential Sewer Unit and assessed as one Sewer Unit. If such residential lot contains more than one Dwelling Unit, the number of ~~assessed~~ Residential Sewer Units shall equal the number of Dwelling Units, and the property shall be assessed based on said number of Residential Sewer Units. Single family dwellings shall comprise one Residential Sewer Unit; single family dwellings which have an Accessory Dwelling Unit, affordable accessory apartment or family apartment as defined by the Zoning Ordinance within the single-family residence or in a detached building on the same lot shall comprise two Residential Sewer Units; duplex dwellings shall comprise two Residential Sewer Units; three-family dwellings shall comprise three Residential Sewer Units; four-family dwellings shall comprise four Residential Sewer Units; and multiple family dwellings (in excess of four dwelling units) shall comprise one Residential Sewer Unit for each apartment in a rental property and one Residential Sewer Unit for each dwelling unit in a condominium complex; provided that the number of Residential Sewer Units in the foregoing list shall be adjusted accordingly for Half Dwelling Units. A Dwelling Unit that occupies two residential lots in such a way that only one Dwelling Unit is allowed shall be assessed as one Residential Sewer Unit and shall be assessed as one Sewer Unit.

C. Lots capable of division or subdivision.

(1) Residential lots capable of division or subdivision. The number of Residential Sewer Units for ~~r~~Residentially zoned land which is capable of being divided or sub-divided according to the Zoning

Ordinance shall be ~~determined based on the current use assessed as currently used~~ plus one additional Residential Sewer Unit for each lot which could be created in accordance with the Zoning Ordinance. The assessment shall be based on the current use of the property. For example, property which contains one Dwelling Unit, but which could be divided or subdivided to include three additional Dwelling Units, shall be determined to be one (1) Residential Sewer Unit and three (3) potential Residential Sewer Units for a total of four (4) Sewer Units for the purposes of calculating the amount of the sewer assessment, but the property shall be assessed as one Sewer Unit. In accordance with G.L. c. 83, § 19, if the property is undeveloped, it shall be assessed as one Sewer Unit, but, aAt the property owner's request, the time for payment of such ~~additional~~ assessment may be extended until such time as the land is built upon, provided that interest at the annual rate of 4% shall be paid annually upon the assessment from the time it was made, and the assessment shall be paid in full within three months after such land is built upon. If the property is subsequently developed to contain more than one Dwelling Unit, a Compensatory Sewer Fee shall be assessed for each additional Sewer Unit in accordance with § 184-9.4 (F) below.

(2) Commercial, industrial, business and semi-public lots capable of division or subdivision. The number of Commercial Sewer Units for cCommercial, industrial, business, and semi-public lots which could be divided or sub-divided according to the Zoning Ordinance shall be determined based on the current use, as set forth in Section § 184-9.4 (D) below, assessed as currently used plus one additional Commercial Sewer Unit for each additional 330 gallons of reasonably anticipated daily sewage volume which could be generated from the use in accordance with the Zoning Ordinance. The assessment shall be based on the current use of the property. In accordance with G.L. c. 83, § 19, if the property is undeveloped, it shall be assessed as one (1) Commercial Sewer Unit, but, aAt the property owner's request, the time for payment of such ~~additional~~ assessment may be extended until such time as the land is built upon, provided that interest at the annual rate of 4% shall be paid annually upon the assessment from the time it was made, and the assessment shall be paid in full within three months after such land is built upon. If the property is subsequently developed to contain more than one Commercial Sewer Unit, a Compensatory Sewer Fee shall be assessed for each additional Commercial Sewer Unit in accordance with § 184-9.4 (F) below.

D. Improved commercial, industrial, business, and semi-public lots and uses.

Improved commercial, industrial, business, and semi-public lots and uses shall be assessed based on the current sewage volume generated from the use of the property, and shall be assessed as one Commercial Sewer Unit for each ~~according to the reasonably anticipated sewage volume to be generated from the use.~~ 330 gallons of actual ~~or anticipated~~ daily sewage volume ~~shall equal one Commercial Sewer Unit.~~

E. Unbuildable lots. An Unbuildable Lot shall not be determined to contain any Sewer Units and shall not be assessed any Sewer Units, provided that upon the issuance of a building permit, said lot shall be assessed a Compensatory Sewer Privilege Fee in accordance with Section § 184-9.4 (F) below.

F. Changes in use or intensity of use. In the event that existing uses on a parcel of land are changed or intensified under any circumstance, including without limitation issuance of a building permit for what had been classified as an Unbuildable Lot at the time a sewer assessment otherwise would have been imposed, changes in zoning, variance from the Zoning Ordinance, new construction and changes in use or reconfiguration, resulting in greater actual or potential sewage output than that established at the time of the original assessment or at the time the decision was made not to assess, the Town Manager or his or her designee shall assess a Compensatory Sewer Privilege Fee to reflect the new or increased use. The Compensatory Sewer Privilege Fee shall be computed based on the number of Sewer Units attributable to the new or increased use; provided that the amount of the fee for each such Sewer Unit shall be no greater than the initial maximum amount, as adjusted and most recently in effect, in accordance with § 184-9.5 (A) hereof. The Compensatory Sewer Privilege Fee shall be levied either at the time of connection of new or additional flow to the public sewer or upon Town of Barnstable approval of the

change in use. Payment of the Compensatory Sewer Privilege Fee shall be made in accordance with the process for payment of assessments set forth in § 184-9.8 hereof; provided that if the property owner chooses to apportion the payments, the Town will apply the same interest rate as that which would have been imposed for a sewer assessment on the property. Compensatory Sewer Privilege Fees collected by the Town shall be placed into a Sewer Privilege Fee Fund to be established by the Town and such monies shall be used to pay costs associated with the operation and maintenance costs of the Town's sewer system and wastewater treatment facility.

§ 184-9.5. Cost determination and apportionment using the uniform unit method.

A. Sewer cost determination and apportionment for residential land and uses. Sewer assessments shall be based on one hundred percent (100%) of the cost of Special and General Benefit Facilities, as determined in accordance with the formulas set forth below. The actual assessment per Residential or Commercial Sewer Unit shall be the allocated cost or Ten Thousand Dollars (\$10,000.00) (the "initial maximum amount"), whichever is lower. This initial maximum amount will remain in effect until June 30 of the year following the calendar year in which the first sewer assessments are made. Thereafter, the initial maximum amount may be adjusted annually as of July 1 of each year by the percentage change in the construction cost index as calculated by the Gordian Company for the immediately preceding year ending June 30, as determined by the Town Manager, subject to approval by the Town Council. In the event that Gordian ceases to publish such index, the Department of Public Works will select an index which most closely resembles the Gordian index and the substitute index shall then be used for so long as the Director of the Department of Public Works determines that the substitute index accurately reflects market conditions.

B. Cost and assessment of general benefit facilities.

1. The cost of General Benefit Facilities and of Special Benefit Facilities shall be determined separately from each other.

2. The cost of General Benefit Facilities for a Pumping District shall be divided by the number of Sewer Units in such Pumping District. The result of such calculation shall be the General Benefit Facility Unit Cost.

a. The General Benefit Facility Unit Cost shall be assessed to Sewer Units which abut existing streets and have the capability to connect to the sewer system so that the property will receive a direct benefit and advantage upon connection to the sewer system.

b. The General Benefit Facility Unit Cost shall not be assessed to Sewer Units that do not currently abut existing streets to be sewered but shall be assessed at such later time as such Sewer Units shall have the capability to connect to the sewer system and directly benefit from the General Benefit Facilities.

C. Cost and Assessment of Special Benefit Facilities

1. The cost of Special Benefit Facilities for a Pumping District shall be divided by the number of Sewer Units in such Pumping District. The result of such calculation shall be the Special Benefit Facility Unit Cost.

a. The Special Benefit Facility Unit Cost shall be assessed to Sewer Units which abut existing streets and have the capability to connect to the sewer system so that the property will receive a direct benefit and advantage upon connection to the sewer system.

b. The Special Benefit Facility Unit Cost shall not be assessed to Sewer Units that do not currently abut existing streets to be sewerred but shall be assessed at such later time as such Sewer Units shall have the capability to connect to the sewer system and directly benefit from the Special Benefit Facilities.

§ 184-9.6. Estimated assessments.

The Town may assess and collect estimated sewer assessments in connection with the construction of water pollution collection, pumping, treatment and disposal facilities. The total amount of such estimated sewer assessments shall not exceed the lesser of: (i) one-half of the Town's liability under all contracts it has entered into for the construction of such facilities or (ii) the amount of any cap on sewer assessments as determined under § 184-9.5 multiplied by the total number of Residential and Commercial Sewer Units. The total of such estimated assessments shall be determined by the same method to be used for the determination of the actual assessments upon the completion of the work. When the final costs of construction of the facilities have been determined, the Town may assess and collect actual sewer assessments for the balance owed. The interest rate on estimated sewer assessments will be the rate as determined under § 184-9.8.

§ 184-9.7. Sewer connection costs.

Property owners must select and contract with a contractor to connect their property to the completed section of sewer. Property owners may elect to privately pay directly to the contractor the entire cost of connection or may choose to enter into an agreement with the Town under which the Town will pay the connection costs upon completion and will then finance and assess 100% of the costs plus interest back to the property owner as an additional and separate sewer assessment. The apportionment of such assessment and the applicable interest rate thereon shall be in accordance with Section 184-9.8 hereof.

§ 184-9.8. Interest rate on apportioned sewer assessments.

A. At the time of assessment, the property owner will have the option to pay the full amount of the assessment within thirty (30) days, or to make a partial payment on the assessment and apportion the unpaid balance over future tax bills for a period of their choosing, up to 30 years, or to apportion the full assessment over future tax bills for a period of their choosing, up to 30 years. The Town will apply an interest rate to the sewer assessment at an annual fixed rate of two percent (2.0%) above the borrowing costs the Town incurs on the loan. If multiple loans are issued, a blended rate will be used to calculate the Town's borrowing cost. The property owner may pay the total remaining principal amount due at any time without a prepayment penalty.

B. The provisions of section 15D of Chapter 83 of the General Laws, with respect to the apportionment of payments of the assessment over a 30 year period, are hereby accepted by reference as a part of the general ordinances of the Town.

§ 184-9-9. Deferral and suspension of charges.

A. In accordance with and subject to the provisions of Section 16G of Chapter 83 of the General Laws, the Department of Public Works shall, upon application of the owner of real property served by the common sewers, if such owner is receiving an exemption from property taxes under clause Forty-first A of Section 5 of Chapter 59 of the General Laws with respect to such property, defer charges for said use of the common sewers. An application for deferral may be filed with the Department of Public Works within the time limit established for the filing of an application for exemption under said clause Forty-first A.

B. The provisions of section 16G of Chapter 83 of the General Laws, with respect to the ability of certain eligible property owners to defer payments of sewer use charges, are hereby accepted by reference as a part of the general ordinances of the Town.

C. In accordance with and subject to the provisions of Section 13B of Chapter 80 of the General Laws, the Town Manager shall, upon the application of the owner of real property on which a sewer assessment has been imposed, if such owner is receiving an exemption from property taxes under clause Forty-first A of Section 5 of Chapter 59 of the General Laws with respect to such property, enter into a deferral and recovery agreement with such owner on behalf of the Town. Any such application shall be filed with the Town Manager within six months after notice of the assessment has been sent. In the case of each such deferral and recovery agreement entered into by the Town Manager and the property owner, the Town Manager shall record in the Barnstable County Registry of Deeds a statement of his or her action which shall constitute a lien upon the land covered by such agreement for such sewer assessment. Such statement shall name the name the owner or owners and shall include a description of the land. The filing fee for any such statement recorded by the Town Manager shall be paid by the owner or owners of such real property.

D. The provisions of Section 13B of Chapter 80 of the General Laws are hereby accepted by reference as a part of the general ordinances of the Town.

E. In accordance with and subject to the provisions of Section 5 of Chapter 61 of the General Laws, land classified as forest land under said Chapter 61 is subject to a sewer assessment to such pro rata extent that the service or facility financed by such assessment is used for improving the forest production use capability of said land or for the personal benefit of the owner thereof. However, upon application of the property owner, any such assessment shall be suspended during the time the land is in forest production use and shall become due and payable as of the date when the use of the land is changed. Interest shall be computed from the date of the change in use.

F. In accordance with and subject to the provisions of Section 18 of Chapter 61A of the General Laws, land classified as agricultural or horticultural under said Chapter 61A, is subject to a sewer assessment to such pro rata extent as the service or facility financed by such assessment is used for improving the agricultural or horticultural use capability of said land or for the personal benefit of the owner thereof. However, upon application of the property owner, any such assessment shall be suspended during the time the land is in agricultural or horticultural use and shall become due and payable as of the date when the use of such land is changed. Interest shall be computed from the date of the change in use.

G. In accordance with and subject to the provisions of Section 13 of Chapter 61B of the General Laws, land classified as recreational under said Chapter 61B, is subject to a sewer assessment to such pro rata extent as the service or facility financed by such assessment is used for improving the recreational capability of said land or for the personal benefit of the owner thereof. However, upon application of the property owner, any such assessment shall be suspended during the time the land is in classified recreational use and shall become due

and payable as of the date when the use of such land is changed. Interest shall be computed from the date of the change in use.

§ 184-9.10. Abatements.

- A. Petition for Abatement. The owner of any property on which a sewer assessment has been imposed under this Article II may file with the Town Manager a petition for abatement of such assessment on a form provided by the ~~Treasurer/Collector Office Department of Public Works~~ within six months of the date of notice of such assessment. The Town Manager shall act on such petition within four months of the date of its filing. If the Town Manager fails to act within that time, the petition is deemed to be denied. The Town Manager shall give written notice to the petitioner of his or her decision within ten days after it has been made. The filing of such petition does not stay the payment of the sewer assessment, which must be paid as assessed. If the abatement petition is allowed, the appropriate refund will be made by the Town in accordance with M.G.L. c. 80, § 5.
- B. Appeal of Denial of Abatement. A property owner who is aggrieved by the refusal of the Town Manager to abate a sewer assessment in whole or in part may, within thirty days after notice of the decision of the Town Manager, file an appeal in the Superior Court pursuant to M.G.L. c. 80, § 7, or, alternatively, appeal such decision within said thirty day period to the Barnstable County Commissioners pursuant to M.G.L. § 10. If the Town Manager fails to act on a petition within four months of the date of its filing, the property owner shall have sixty days after the expiration of such four month period to file an appeal.”

§ 184-9.11. Municipal lien.

Deferred Recording Procedure. The provisions of Section 12 of Chapter 80 of the General Laws, with respect to deferring the recording of the required information for sewer assessments authorized by M.G.L. c. 83 until after the project is completed, assessments are made, and bills issued, and then only for those properties where the assessment was not paid in full within the thirty day period for paying without incurring interest, are hereby accepted by reference as a part of the general ordinances of the Town.

B. NEW BUSINESS (Refer to Public Hearing 09/19/2024)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-027
INTRO: 09/05/2024**

2025-027 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$3,826,327 AND AUTHORIZATION TO CONTRACT FOR AND EXPEND A GRANT IN THE AMOUNT OF \$2,833,849 FROM THE COMMONWEALTH'S EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE SANDY NECK BEACH FACILITY COASTAL RESILIENCY PROJECT

ORDERED: That the amount of **\$3,826,327** be appropriated for the purpose of funding Sandy Neck Beach Facility Coastal Resiliency Project, including the payment of costs incidental or related thereto; and that to meet this appropriation, the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$3,826,327** under and pursuant to M.G.L. c. 44, §7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes and is further authorized to contract for and expend a Fiscal Year 2025 Municipal Vulnerability Preparedness Program Action Grant in the amount of **\$2,833,849** from the Commonwealth's Executive Office of Energy and Environmental Affairs for the Sandy Neck Beach Facility Coastal Resiliency Project, for a total project cost of **\$6,660,176**.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- _____ Read Item
- _____ Motion to Open Public Hearing
- _____ Rationale
- _____ Public Hearing
- _____ Close Public Hearing
- _____ Council Discussion
- _____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-027
INTRO: 09/05/2024

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
DATE: September 05, 2024
SUBJECT: Appropriation and Loan Order in the amount of **\$3,826,327** and authorization to contract for and expend a grant in the amount of **\$2,833,849** from the Commonwealth's Executive Office of Energy and Environmental Affairs for the Sandy Neck Beach Facility Coastal Resiliency Project

BACKGROUND: Sandy Neck Public Beach Facility has experienced coastal storm erosion along the dune protecting the parking lot multiple times. Since 2011, this coastal storm erosion has resulted in the Town spending approximately \$850,000 to nourish the Sandy Neck Dune with approximately 28,000 cubic yards of sand. Over the years, the Town Council has appropriated funding to complete evaluations, design, and permitting of the project. These efforts have resulted in the recommendation, design and permitting of a managed site reconfiguration which will make the site more resilient to coastal storm events by relocating the parking lot roughly 60-feet landward, enhancing the dune on the seaward side of the parking lot, relocating the Gatehouse to higher ground further up the access road, and reconfiguring of the existing Gatehouse area for additional air-up/down use.

ANALYSIS: The Town of Barnstable was awarded a \$2,833,849 Municipal Vulnerability Preparedness (MVP) Action Grant from the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs. This grant requires the Town to commit to implementing the proposed project and certify that the matching funds have been appropriated. The MVP grant funds must be spent prior to the completion of Fiscal Year 2026. In order to meet this schedule, the project schedule anticipates bidding the project in the Spring of 2025 and commencing construction from the Fall of 2025 with completion in the Spring of 2026.

FINANCIAL IMPACT: Funding for this project will be provided by a \$2.8 million grant with the balance expected to be paid using Sandy Neck Enterprise Fund reserves and a loan. It is anticipated that \$1 million will be provided from the enterprise fund reserves which will reduce the amount the Town borrows to \$2,826,327. However, no appropriations can be made from the reserves until they are recertified by the Massachusetts Department of Revenue which is anticipated to happen in October. The Sandy Neck Enterprise Fund reserve is expected to be certified at close to \$1.5 million. An appropriation from the reserve will come forward at a future date for the Town Council's consideration that will reduce the borrowing authorization under this agenda item. This item is coming forward now to secure the Commonwealth's Executive Office of Energy and Environmental Affairs grant which cannot wait for the recertification of the enterprise fund's reserve.

STAFF ASSISTANCE: Mark Milne, Director, Finance; Nina Coleman, Director of Natural Resources/Sandy Neck Park Manager; Daniel W. Santos, P.E., Director of Public Works; Amber Unruh, Special Projects Manager for Special Projects, Department of Public Works

B. NEW BUSINESS (First Reading) (Refer to Second Reading 09/19/2024)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-028
INTRO: 09/05/2024**

2025-028 ORDER AUTHORIZING THE TAKING OF ROAD EASEMENTS BY EMINENT DOMAIN FOR SEWER AND WATER PURPOSES OVER CERTAIN PRIVATE ROADS KNOWN AS: BEECHWOOD ROAD, COTTONWOOD LANE, SAIL-A-WAY, MILLSTONE WAY, TELLEGEN TRAIL, AND WHIDAH WAY IN CENTERVILLE; SUNNY-WOOD DRIVE, CENTERBOARD LANE AND NEWSPAPER ROAD IN HYANNIS; GOOSE POINT ROAD IN CENTERVILLE AND HYANNIS; MARQUAND DRIVE IN MARSTONS MILLS; AND OLD EAST OSTERVILLE ROAD IN OSTERVILLE

ORDERED: That the Town Council hereby authorizes the Town Manager, on behalf of the Town, to purchase, take by eminent domain under Chapter 79 of the Massachusetts General Laws or otherwise acquire for sewer and water purposes a perpetual easement through, under, across, and on the following described roads for the installation, operation, maintenance, repair, relocation, and replacement of sewer and water lines and infrastructure for the same and for all purposes for which such easements are commonly used in the Town of Barnstable:

BEECHWOOD ROAD, lying between Connors Road and Cottonwood Lane and the 20-foot-wide Way running from BEACHWOOD ROAD to LOT 210, as shown on Land Court Plan No. 20239C (sheets 8 and 9); and

COTTONWOOD LANE, as shown on Land Court Plan No. 20239-C (sheets 8 and 9), including the 40-FT WAY, running from Huckins Neck Road to land of Alfred Crocker, as shown on said Land Court Plan;

SUNNY-WOOD DRIVE, as shown on Land Court Plan No. 32849B (sheets 1 and 2);

CENTERBOARD LANE (formerly MARINER LANE), as shown in Plan Book 425, Page 29 and in Plan Book 459, Page 83;

GOOSE POINT ROAD, as shown in Plan Book 249, Page 121;

MILLSTONE WAY, as shown in Plan Book 228, Page 79;

NEWSPAPER ROAD, as shown in Plan Book 231, Page 17;

SAIL-A-WAY, as shown in Plan Book 140, Page 79;

TELLEGEN TRAIL, as shown in Plan Book 254, Page 52;

WHIDAH WAY, as shown in Plan Book 395, Pages 89 and 91;

MARQUAND DRIVE, including the areas labelled “driveway” and “emergency 40’ wide access” as shown in Land Court Plans 23111-B, 23111-C, 23111-D; and,

OLD EAST OSTERVILLE ROAD, as shown in Plan Book 290, Page 55, Plan Book 262, Page 58, and Plan Book 262, Page 59, and on Land Court Plans 34608-B and 34625-D.

Any trees, buildings, and other structures located within said roads are not included in this Order and the owners of the same may have a period of up to sixty (60) days after the recording of the Order of Taking to remove the same.

The Town Manager is authorized to negotiate, accept, sign, deliver and record any documents or plans for the purposes necessary to effectuate this Order.

Betterments will be assessed for the associated sewer and water improvements made by the Town of Barnstable.

The parcel numbers, names and addresses of the owners of said interests to be taken or acquired, as far as can be ascertained by the Town, are as set forth on Exhibit A attached hereto, along with awards for damages, if any, sustained by said owners.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- _____ Read Item
- _____ Motion to Open Public Hearing
- _____ Rationale
- _____ Public Hearing
- _____ Close Public Hearing
- _____ Council Discussion
- _____ Vote

Exhibit A

Sewer – Water Easements to be Taken by Eminent Domain

Parcel Number Street Address	Supposed Owner: Name and Mailing Address	Awards
252001 7 Beechwood Rd	Irene Knapp 7 Beechwood Rd Centerville MA 02632	None.
252008 61 Beechwood Rd	Stanley Davitoria 195 Mountain Ave, Apt 1 Malden MA 02148	None.
252002 21 Beechwood Rd	Maria T. DeFelice & David L. Kent 43 Wayside Inn Rd Framingham MA 01701	None.
252003 29 Beechwood Rd	Dennis W. LaJoie 29 Beechwood Rd Centerville MA 02632	None.
252006 35 Beechwood Rd	Maria Defelice & David Kent 43 Wayside Inn Rd Framingham MA 01701	None.
252007 43 Beechwood Rd	Dmitry & Yulia Orlov 42-44 Bridge Street Lexington MA 02421	None.
252037 94 Beechwood Rd	David A. Hasseltine, Tr. Hasseltine Family Realty Tr. 94 Beechwood Rd Centerville MA 02632	None.
252176 16 Beechwood Rd	Donald A. Dewey & Kristina A. Dewey, Tr. Dewey Family Revocable Tr 16 Beechwood Rd Centerville MA 02632	None.
252182 55 Beechwood Rd	Stanley Davitoria 195 Mountain Ave, Apt 1 Malden MA 02148	None.
252177 24 Beechwood Rd	Jennifer A. Taylor 24 Beechwood Rd Centerville MA 02632	None.

252156 104 Beechwood Rd	Richard K. Mee & Kimberly N. Mee 104 Beechwood Rd Centerville MA 02632	None.
252035 105 Beechwood Rd	Richard P. Fogarty 105 Beechwood Rd Centerville MA 02632	None.
252038 70 Huckins Neck Rd	Christine Brosseau 70 Huckins Neck Rd Centerville MA 02632	None.
252009 63 Huckins Neck Rd	Leo Rumbaugh 63 Huckins Neck Rd Centerville MA 02632	None.
252014 85 Huckins Neck Rd	Kenneth Rondeau & Priscilla Lane-Rondeau, Tr Lane Rondeau Family Revocable Tr 60 Oak St Manchester NH 03104	None.
252034 88 Huckins Neck Rd	Anne Camas Phelan 88 Huckins Neck Rd Centerville MA 02632	None.
252029 144 Huckins Neck Rd	John S. Marsden & Edwina A. Marsden 144 Huckins Neck Rd Centerville MA 02632	None.
252030 134 Huckins Neck Rd	Winfield E. Rowell 134 Huckins Neck Rd Centerville MA 02632	None.
252161 52 Huckins Neck Rd	Kevin Ryan & Deborah Walsh 52 Huckins Neck Rd Centerville MA 02632	None.
252162 40 Huckins Neck Rd	Alan T. Green 46 Glen Ave Newton Ctr MA 02159	None.
252155 85 Cottonwood Ln	Luis D. Xavier 85 Old Hyannis Rd Yarmouthport MA 02675	None.
252154 101 Cottonwood Ln	William L. Yan & Ruth Liu 101 Cottonwood Ln Centerville MA 02632	None.
252028 116 Cottonwood Ln	Concenzio J. Delrose & Louise T. Delrose, Tr. 116 Cottonwood Lane Realty Trust 90 Webster St Watertown, MA 02471	None.

252031 133 Cottonwood Ln	John A. Clevener & Terry L. Clevenger 1 Old Easton Turnpike Weston CT 06883	None.
252036 113 Cottonwood Ln	Charles J. Franchot & Mary J. Franchot, Tr. Franchot Living Trust 113 Cottonwood Ln Centerville MA 02632	None.
252145 154 Cottonwood Ln	James Grosheider & Maureen Grosheider 103 Quail Hollow Ln Wexford PA 15090	None.
252146 144 Cottonwood Ln	Antone Fajao, Jr. & Noreen C. Fajao 144 Cottonwood Ln Centerville MA 02632	None.
252147 134 Cottonwood Ln	Paula C. Beasley 134 Cottonwood Ln Centerville MA 02632	None.
252148 124 Cottonwood Ln	Richard T. Teimer, Tr. Richard T. Teimer Living Trust 124 Cottonwood Ln Centerville MA 02632	None.
252149 104 Cottonwood Ln	Robert C. Lewis & Deborah C. Lewis 30 Hillandale Rd Rye Brook NY 10573	None.
252150 94 Cottonwood Ln	George Christenakis & Rita Christenakis 10 Greenacre Dr Billerica MA 01821	None.
252151 86 Cottonwood Ln	Hanz Krais Heiligmann & Joanne Peterson 86 Cottonwood Ln Centerville MA 02632	None.
252152 74 Cottonwood Ln	Troy Smith & Elizabeth J. Smith 74 Cottonwood Ln Centerville MA 02632	None.
252153 123 Cottonwood Ln	Michele C. Tudor 123 Cottonwood Ln Centerville MA 02632	None.
252157 73 Cottonwood Ln	Scott & Marjorie Kania 73 Cottonwood Ln Centerville MA 02632	None.

252158 43 Cottonwood Ln	Gloria J. Sica & Deanna M. Teal & Christina S. Hemmingway, Marie Sica Mailey, Norman P. Harvey 43 Cottonwood Ln Centerville MA 02632	None.
252159 33 Cottonwood Ln	Christopher L. Wayburn, Tr. Wayburn Family Irrevocable Real Estate Trust 33 Cottonwood Ln Centerville MA 02632	None.
252160 21 Cottonwood Ln	Jane Yana Hall Posovsky, Tr. Living Trust of Jane Yana Hall Posovsky 21 Cottonwood Ln Centerville MA 02632	None.
252163 16 Cottonwood Ln	Ildefonso R. Viera & Sabrina C. Gripp 16 Cottonwood Ln Centerville MA 02632	None.
252164 24 Cottonwood Ln	Craig Scheuer 11 Jonathan Ln Sandwich MA 02563	None.
252165 34 Cottonwood Ln	William Murray 34 Cottonwood Ln Centerville MA 02632	None.
252166 44 Cottonwood Ln	Siarhei Yaskavets & Yaroslav Yaskavets 44 Cottonwood Ln Centerville MA 02632	None.
252167 56 Cottonwood Ln	Francisco A. Savinon 56 Cottonwood Ln Centerville MA 02632	None.
252168-T00 252168-H00 62 Cottonwood Ln	Frederick A. Golenski & Martha Golenski PO Box 14 Hyannisport MA 02647	None.
252144 160 Huckins Neck Rd	Carla Koehl, Tr. of Carla Koehl Revocable Trust & Thomas M. Keane Jr. 160 Huckins Neck Rd Centerville MA 02632	None.
252025 164 Cottonwood Ln	Robert Lehman & Anne Lehman 204 Scotchpine Dr Mandeville LA 70471	None.

252026 162 Cottonwood Ln	Edward B. Eaton & Donna Wood 162 Cottonwood La Centerville MA 02632	None.
251065 28 Connors Rd	Marialice B. Curran 97 Island Green Glastonbury CT 06033	None.
273090 1140 Phinney's Ln	Bayberry Place Residents Assoc., Inc. PO Box 258 Centerville MA 02632	None.
273106 544 Old Strawberry Hill Rd	Pamela McNealy 544 Old Strawberry Hill Rd Centerville MA 02632	None.
273215 8 Sunny-Wood Dr	Donna M. Conlon & Peter J. Conlon Sr. 26 Eagle Terrace Holden MA 01522	None.
273216 20 Sunny-Wood Dr	Owen F. Needham Jr 20 Sunny-Wood Drive Centerville MA 02632	None.
273217 30 Sunny-Wood Dr	Robert Hennessey & Julie Stanek 30 Sunny-Wood Dr Centerville MA 02632	None.
273218 46 Sunny-Wood Dr	Ryan S. Campbell 46 Sunny-Wood Dr Centerville MA 02632	None.
273219 60 Sunny-Wood Dr	E. Lawrence Novello, Dana R. Novello & James W. Novello 6 Campbell Rd Arlington MA 02476 & 60 Sunny-Wood Dr Centerville MA 02632	None.
273220 74 Sunny-Wood Dr	Eric J. Kipnes & Sylvia M. Kipnes 11 Charlotte Ave Norton MA 02766	None.
273221 92 Sunny-Wood Dr	Lori Coppinger, Tr. The Coppinger Trust 92 Sunny-Wood Dr Centerville MA 02632	None.

273222 106 Sunny-Wood Dr	Albert B. Zouranjian, 119 Peterborough St Apt 1 Boston MA 02215 Lynne Rigolini 18 Rocky Hill Rd Burlington MA 01803 Amy Anastasia 111 Indian Springs Rd Milton MA 02186	None.
273223 122 Sunny-Wood Dr	Jorge Cantos 124 Wayland Rd Hyannis MA 02601	None.
273224 134 Sunny-Wood Dr	Ghulam Rasool 758 Falmouth Rd Unit A Hyannis MA 02601	None.
273225 142 Sunny-Wood Dr	Michael Leon 142 Sunny-Wood Dr Centerville MA 02632	None.
273226 156 Sunny-Wood Dr	Luis & Rosa Montero 156 Sunny-Wood Dr Centerville MA 02632	None.
273227 0 Sunny-Wood Dr	Luis & Rosa Montero 156 Sunny-Wood Dr Centerville MA 02632	None.
273228 129 Sunny-Wood Dr	Francis & Deborah Reidy 26072 Sawgrass Ct Land O Lakes FL 34639	None.
273229 113 Sunny-Wood Dr	Angelo & Donata Sodano, Tr. 113 Sunny-Wood Drive Realty Trust 28 Shannon St Brighton MA 02135	None.
273230 97 Sunny-Wood Dr	Audrey Kilcoyne 97 Sunny-Wood Dr Centerville MA 02632	None.
273231 77 Sunny-Wood Dr	Asim Chaudhry 77 Sunny-Wood Dr Centerville MA 02632	None.

273232 65 Sunny-Wood Dr	Henry J. Klaassens & Agnes Klaassens 239 Thornwood Rd Stamford CT 06903	None.
273233 49 Sunny-Wood Dr	Priscilla McIntosh 17 Primrose Ln Nantucket MA 02554	None.
273234 37 Sunny-Wood Dr	Izabela Panova & Andrey Asparouhov 77 Adams St Unit 904 Quincy MA 02169	None.
273235 19 Sunny-Wood Dr	Elizabeth DiGirolamo 19 Sunny-Wood Dr Centerville MA 02632	None.
273236 5 Sunny-Wood Dr	Todd Estrela & Brandee Tobine-Estrela 5 Sunny-Wood Dr Centerville MA 02632	None.
272201 50 Centerboard Ln (open space)	Robert Johnson, William Martin & Charles Lobue, Tr. Cobblestone Landing Trust 50 Centerboard Ln Hyannis MA 02601	None.
273237 103 Centerboard Ln	Deirdre P. Carrigan 103 Centerboard Ln Hyannis MA 02601	None.
273238 115 Centerboard Ln	Steven Babbitt 115 Centerboard Ln Hyannis MA 02601	None.
273239 123 Centerboard Ln	Patricia Barisano, Tr Patricia Barisano Realty Trust 123 Centerboard Ln Hyannis MA 02601	None.
273240 135 Centerboard Ln	Florence & Douglas Elkas, Tr., Elkas Centerboard Lane Trust 135 Centerboard Ln Hyannis MA 02601	None.
273241 143 Centerboard Ln	Paul Watson & Jean Watson, Tr. Watson Revocable Trust 143 Centerboard Ln Hyannis MA 02601	None.
273242 151 Centerboard Ln	Mark Ryan & Mariana Ryan 151 Centerboard Ln Hyannis MA 02601	None.

273243 159 Centerboard Ln	Charles Patitucci & Dianne Patitucci Tr., Patitucci Living Trust 159 Centerboard Ln Hyannis MA 02601	None.
273263 94 Centerboard Ln	Ronn E. Miller. & Maryanne S. Miller 94 Centerboard Ln Hyannis MA 02601	None.
252040H00 252040T00 33 Goose Point Rd	James Lavalley & Kelly Lavalley 33 Goose Point Rd Centerville MA 02632	None.
252041 61 Goose Point Rd	Hong Zeng 61 Goose Point Rd Centerville MA 02632	None.
252042 71 Goose Point Rd	David Packer & Carol Carron 71 Goose Point Rd Centerville, MA 02632	None.
252043 111 Goose Point Rd	Daniel Finley & Chinfei Chen 4 Agassiz Park Jamaica Plain, MA 02130	None.
252044 133 Goose Point Rd	Town of Barnstable 367 Main St Hyannis MA 02601	None.
252045 132 Goose Point Rd	Michael Amick & Marissa Amick, Tr., Michael and Marissa Amick Revocable Living Trust 132 Goose Point Rd Centerville MA 02632	None.
252046 104 Goose Point Rd	Anthony Jones & Sharon Samuels-Jones 7 Albert St Canton MA 02021	None.
252047 88 Goose Point Rd	Robert Licciardello & Tina Licciardello 80 Marlborough Rd Waltham MA 02452	None.
252048H00 252048T00 40 Goose Point Rd	Nicolas Fligg & Jessica Fligg 40 Goose Point Rd Centerville MA 02632	None.
252049 28 Goose Point Rd	John Fernandez 28 Goose Point Rd Centerville MA 02632	None.
252050 10 Goose Point Rd	Karin Dauphinee 22 Collins Ave Centerville MA 02632	None.

252080 95 Goose Point Rd	Goose Point One LLC 132 Est 28th St Unit #4 New York, NY 10016	None.
252081 83 Goose Point Rd	The Goose Points LLC 50 Oak Lane Osterville MA 02655	None.
252082 47 Goose Points Rd	Michael Indresano & Zheng Zhu 33 A St South Boston MA 02127	None.
252083H00 252083T00 23 Goose Point Rd	Denise Baldner 23 Goose Point Rd Centerville MA 02632	None.
252084 11 Goose Point Rd	Kristian Perry & Cathleen Crocker-Perry, Tr. C.L.P. Realty Trust 11 Goose Point Rd Centerville MA 02632	None.
252085 943 Phinney's Lane	Carlos Rivera & Maria Rivera 943 Phinney's Ln Centerville MA 02632	None.
252086 20 Goose Point Rd	James Junkin & Maureen Junkin 20 Goose Point Rd Centerville MA 02632	None.
252087T00 252087H00 52 Goose Point Rd	Djonatan Aquino 52 Goose Point Rd Centerville MA 02632	None.
252088 64 Goose Point Rd	Nancy Ayotte, Tr., Nancy L. Ayotte Trust 64 Goose Point Rd Centerville MA 02632	None.
252089 76 Goose Point Rd	John Sullivan & Rosellen Sullivan 70 Louise Rd Braintree MA 02184	None.
252051X01 0 Crestview Circle	James Hamilton & Edward Cotter Trs. Lake Isle Woods Open Space Trust PO Box 357 Centerville MA 02632	None.
252051X02 0 Regatta Dr	James Hamilton Edward Cotter Trs., Lake Isle Woods Open Space Trust PO Box 357 Centerville MA 02632	None.

253010H00 253010T00 749 Old Strawberry Hill Rd	David Lotufo 749 Old Strawberry Hill Rd Centerville MA 02632	None.
253012003 10 Newspaper Rd	Richard Moser & Delane O'Connor Tr. Richard Moser and Delane O'Connor Living Trust 10 Newspaper Rd Centerville MA 02632	None.
253012002 20 Newspaper Rd	Kiyoshi Igusa & Gordana Todorov & Sophia Igusa 13 Parker Ave Newton Corner MA 02459	None.
253012001 30 Newspaper Rd	Aleksandr Kapustin, & Larisa Kapustina Tr. Chernigov Irrevocable Trust 140 Oxford St Brooklyn NY 11235	None.
077037001 171 Marquand Drive	Karen Maloney & Dennis Saluti 171 Marquand Drive Osterville MA 02655	None.
077037002 169 Marquand Drive	John Kalin 169 Marquand Drive Osterville, MA 02655	None.
077370003 165 Marquand Drive	Richard Cawley & Eileen Cawley 165 Marquand Drive Osterville MA 02655	None.
077037004 161 Marquand Drive	John & Ann Marie Cotton PO Box 68 Osterville MA 02655	None.
077037005 131 Marquand Drive	William and Susan Callahan 1137 Lake House Drive North Palm Beach FL 33408	None.
077037008 125 Marquand Drive	Elise McMullin Tr, Rich Nominee Trust 125 Marquand Dr Osterville MA 02655	None.
077037006 109 Marquand Drive	Ronald Breteler Tr Breteler Family 2006 Trust 109 Marquand Drive Osterville MA 02655	None.
077037007 93 Marquand Drive	John & Betsy Sinnigen, Tr Sinnigen Living Trust 93 Marquand Drive Osterville MA 02655	None.

098023074 77 Marquand Drive	Michael & Judith Thoyer 1115 Fifth Ave Apt 3B New York, NY 10128	None.
098023073 43 Marquand Drive	Evelyn Lim 43 Marquand Drive Osterville MA 02655	None.
098023001 19 Marquand Drive	EK 2013 Marquand Drive LLC Alex Kurkin 18851 NE 29th St Suite 303 Aventura FL 33180	None.
121011001 4 West Wind Circle	Kenneth & Janis Mattozzi 4 West Wind Circle Osterville MA 02655	None.
121011028 9 West Wind Circle	Paul & Judith (McMahon) Wills 9 West Wind Circle Osterville MA 02655	None.
121011047 295 West Wind Circle	Frances Veracka, Tr. Frances Lorraine Veracka Revocable Living Trust 14987 Rivers Edge Ct Apt 140 Fort Myers, FL 33908	None.
121011027 286 West Wind Circle	Karen Wass 286 West Wind Circle Osterville MA 02655	None.
145023 4 Gunstock Road	Patricia Stuart 4 Gunstock Road Osterville MA 02655	None.
145022 9 Gunstock Road	Carol Montana, 9 Gunstock Road Realty Trust PO Box 44 Osterville MA 02655	None.
145021 95 Old East Osterville Road	Daryll & Marianne Brose, Tr. Brose Family Revocable Trust 6015 Dassia Way Oceanside CA 92056	None.
145020 105 Old East Osterville Road	Charles & Patricia Chartier PO Box 14 Belmont MA 02478	None.
145019 115 Old East Osterville Road	Louise Moriarty 115 Old East Osterville Rd Osterville MA 02655	None.
145018 125 Old East Osterville Road	Irley & Adnilson Santos 125 Old East Osterville Rd Osterville MA 02655	None.

145017 135 Old East Osterville Road	Mary Crane 135 Old East Osterville Rd Osterville MA 02655	None.
145013 236 Oldham Road	Gregory & Susan Aharonian 74 Harrinton Ridge Rd Sherborn MA 01770	None.
145016 233 Oldham Road	Katrina Daly 233 Oldham Rd Osterville MA 02655	None.
145009001 16 Old East Osterville Road	Robyn Lee Cogan 16 Old East Osterville Rd Osterville MA 02655	None.
145009002 22 Old East Osterville Road	Suzanne & Michael Harrington, Tr. Harrington 2023 Trust 22 Old East Osterville Rd Osterville MA 02655	None.
145053 44 Avalon Circle	Jason & Noelle Solomon 7 Crosstown Ave West Roxbury MA 02132	None.
145052 38 Old East Osterville Road	Annamarie Edwards PO Box 931 Osterville MA 02655	None.
145051 46 Old East Osterville Road	Anthony J. Scipione & June M. Scipione, Tr 245 Waltham St Newton MA 02165	None.
145050 60 Old East Osterville Road	Edward Bogle Molly, Julia and Edward Bogle 60 Old East Osterville Rd Osterville MA 02655	None.
145049 68 Old East Osterville Road	Richard Powers & Ruth Gentile 24 Adams Point Rd Barrington RI 02806	None.
145048 80 Old East Osterville Road	Thomas & Patricia Gasbarro 80 Old East Osterville Rd Osterville MA 02655	None.
145047 92 Old East Osterville Road	Margaret R. Holland & Margaret Holland Tr. Margaret R. Holland Investment Trust 92 Old East Osterville Rd Osterville MA 02655	None.
145046 102 Old East Osterville Road	Edward & Katrina Hannan 92 Tidewater Farm Rd Stratham NH 03885	None.

145045 114 King Arthur Drive	Thirburse Millott, Tr Thirburse Millot 2017 Revocable Trust 114 King Arthur Dr Osterville MA 02655	None.
144009 0 Bumps River Road	Massachusetts Audubon Society, Inc. 208 South Great Rd Lincoln MA 01773	None.
230094001 12 Sail-A-Way	William & Anne Muldoon 21 Randall Rd Berlin MA 01503	None.
230094002 10 Sail-A-Way	Mary McNabb 10 Sail-A-Way Centerville MA 02632	None.
230095 18 Sail-A-Way	Eugene & Margaret Curley 4 Coulson Rd Berlin MA 01503	None.
230096 26 Sail-A-Way	Hilliard Hiller, Jr. 26 Sail-A-Way Centerville MA 02632	None.
230097 36 Sail-A-Way	Ronald & Suzanne Doyle 36 Sail-A-Way Centerville MA 02632	None.
230098 25 Sail-A-Way	Kathy & Colin Pierce 176 Walnut St Shrewsbury MA 02545	None.
230158 33 Sail-A-Way	Roger Weismann, Jr.Tr. Phinney Lane Realty Trust 40 Maple Ln Medfield MA 02052	None.
230159 43 Sail-A-Way	Roger Weismann, Jr.Tr. Sail A Way Realty Trust 40 Maple Ln Medfield MA 02052	None.
230160 41 Sail-A-Way	Roger Weismann, Tr. Sail A Way Realty Trust 40 Maple Ln Medfield MA 02052	None.
230145 380 Phinney's Ln	James & Maureen Junkin 380 Phinney's Ln Centerville MA 02632	None.
230208 398 Phinney's Ln	David Leaver 398 Phinney's Ln Centerville MA 02632	None.

230146 19 Tellegen Tr	James & Maureen Junkin 380 Phinney's Ln Centerville MA 02632	None.
230147 35 Tellegen Tr	Estate of Mildred Lavidor 15 Williams St North Quincy MA 02171	None.
230148 49 Tellegen Tr	Sonia & Richard Schonning 49 Tellegen Trail Centerville MA 02632	None.
230149 61 Tellegen Tr	Marcia Wyrwal 61 Tellegen Trail Centerville MA 02632	None.
230150 73 Tellegen Tr	Justin Fernandes & Whitney Lewis 73 Tellegen Trail Centerville MA 02632	None.
230151 85 Tellegen Tr	HL Holdings LLC 90 First St Bridgewater MA 02324	None.
230152 89 Tellegen Tr	Richard W. Griffith III 89 Tellegen Trail Centerville MA 02632	None.
230199 95 Whidah Way	Kiersten Kaye & Mark Adamoyurka, Tr. Adamoyurka Kaye Family Living Trust 82 Mayall Rd Waltham MA 02453	None.
230200 93 Whidah Way	Doris McCowen, Tr. Doris McCowen Living Trust 10 Carriage Drive Woodbridge CT 06525	None.
230201 91 Whidah Way	Matthew & Jennifer Sumner 91 Whidah Way Centerville MA 02632	None.
230202 83 Whidah Way	Brian & Deborah Hackett 83 Whidah Way Centerville MA 02632	None.
230204 59 Whidah Way	Scott Termini 1338 W Holtz Ave Addison IL 60101	None.
230205 57 Whidah Way	Peter & Jayne Robbins 57 Whidah Way Centerville MA 02632	None.

230154 20 Whidah Way	Wallace & Candace Seaver PO Box 1003 Barnstable MA 02630	None.
230192 19 Whidah Way	Christopher & Leah Green 19 Whidah Way Centerville MA 02632	None.
230193 32 Whidah Way	Gail Casassa, Tr Casassa Family Trust 32 Whidah Way Centerville MA 02632	None.
230194 48 Whidah Way	Carolyn (Wieser) Coursey 48 Whidah Way Centerville MA	None.
230195 62 Whidah Way	William & Joanne Golden 62 Whidah Way Centerville MA 02632	None.
230196 76 Whidah Way	Deborah Wenzel 76 Whidah Way Centerville MA 02632 Remainder to James & Michael & Richard & Mark & Bruce Wenzel & Rebecca Van Beeck	None.
230197 86 Whidah Way	James & Cheryl Hindman 86 Whidah Way Centerville MA 02632	None.
230198 90 Whidah Way	Gerald & Carol Zuccala Remainder to Michael Zuccala, Tr. Zuccala Family Trust 90 Whidah Way Centerville MA 02632	None.
230203 69 Whidah Way	Catherine Donohue c/o Catherine M. Gilrein 36 Main St Douglas MA 01516	None.
230206 45 Whidah Way	Mark & Ann Wenzel 45 Whidah Way Centerville MA 02632	None.
251010 65 Millstone Way	James F. Ruane, Tr. James F. Ruane Living Turst 65 Millstone Way Centerville MA 02632	None.

251153 6 Millstone Way	Melissa C. Brennan 6 Millstone Way Centerville MA 02632	None.
251154 18 Millstone Way	Michele A. Colley 18 Millstone Way Centerville MA 02632	None.
251155 32 Millstone Way	Catherine Higgins & Robert Alden Higgins, Jr. 32 Millstone Way Centerville MA 02632	None.
251156 46 Millstone Way	Michael J. Alexander & Lorri Alexander, Tr. Alexander Revocable Trust 46 Millstone Way Centerville MA 02632	None.
251158 62 Millstone Way	Kathleen W. Needham, Tr. Kathleen W. Needham Trust 62 Millstone Way Centerville MA 02632	None.
251159 27 Millstone Way	Ravi Sarpatwari & Angelina Palombo 27 Millstone Way Centerville MA 02632	None.
251160 9 Millstone Way	Linda L. Leeman 9 Millstone Way Centerville MA 02632	None.
251157 51 Millstone Way	Each of the owners of 6, 9, 18, 27, 32, 46, 62 and 65 Millstone Way and 635 Phinney's Ln, whose names, addresses and parcel numbers are listed separately in this Exhibit.	None.
251161 635 Phinney's Lane	Richard S. Wixom & Christina R. Wixom 635 Phinneys Ln Centerville MA 02632	None.

BARNSTABLE TOWN COUNCIL

ITEM# 2025-028
INTRO: 09/05/2024

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Daniel W. Santos, P.E., Director of Public Works
DATE: September 05, 2024
SUBJECT: Order authorizing the taking of road easements by eminent domain for sewer and water purposes over certain private roads known as: Beechwood Road, Cottonwood Lane, Sail-A-Way, Millstone Way, Tellegen Trail, and Whidah Way in Centerville; Sunny-Wood Drive, Centerboard Lane and Newspaper Road in Hyannis; Goose Point Road in Centerville and Hyannis; Marquand Drive in Marstons Mills; and Old East Osterville Road in Osterville

BACKGROUND: The Town is proceeding with plans to install sewers and related infrastructure in Centerville, Hyannis, Marstons Mills and Osterville. These proposed takings of easements in existing private ways are the third in a series of takings that are contemplated in order to deploy sewer lines in accordance with the Town's approved Comprehensive Wastewater Management Plan. The timely completion of these takings will also qualify this work for State Revolving Fund (SRF) monies in accordance with state funding. Utilizing the eminent domain procedure to acquire these easements will assure clear title to the property which is necessary to qualify for SRF funding. Because the value of the improvements exceeds the value of the easement within the travelled roadways, there is no provision for the award of monetary damages.

FISCAL IMPACT: None

STAFF ASSISTANCE: Daniel W. Santos, Director of Public Works; Griffin Beaudoin, Town Engineer; Shane Brenner, Town Surveyor; Thomas J. LaRosa, First Assistant Town Attorney