



**Town of Barnstable**  
**Planning and Development Department**  
**Housing Committee**



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

Meeting Minutes  
 May 4, 2022  
 367 Main Street, 2nd Floor, Selectman's Conference Room, Hyannis MA

**Members present:** Dave Carey – Chair, Donald Lynde, Paula Breagy, Meagan Mort, and Paul Hebert-Town Council Authority Liaison

**Members absent:**

**Staff present:** Ryan Bennett, Housing Coordinator

**Chair**

Dave Carey

**Vice Chair**

Hilda Haye

**Clerk**

**Members**

Paula Breagy

Donald Lynde

Meagan Mort

**Barnstable Housing Authority Liaison**

Lorri Finton

**Town Council Liaison**

Paul Hebert

**Staff**

**Director:**

Elizabeth Jenkins

**Housing**

**Coordinator:**

Ryan Bennett

**Chair Dave Carey opened the Housing Committee meeting at 8:33 AM**

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

No response.

**Housing Coordinator Update:**

Ms. Bennett provided an update on the new 2022 HUD Income limits and noted an increase of 30% in the Median Family Income for Barnstable County and the corresponding adjusted income and rent limits for affordable units up to 80% of Area Median Income (AMI).

Ms. Bennett also informed the committee of a request for funding to the CPC to update the 2018 Housing Production Plan and Needs Assessment. The CPC approved the request and staff will begin drafting an RFP for consultant selection. The work plan is expected to take 6-9 months.

Chairman Carey noted there is an existing Housing Production Plan and the current level of affordability on the Town's Subsidized Housing Inventory (SHI) is 7%. Housing Production Plans are developed and implemented to meet that State's goal of 10% affordability.

Mr. Lynde asked whether the 10% goal is enough. Should the plan consider a higher % goal in order to eliminate 40B as an option for developers? The merits of 40B as an affordable housing tool were discussed.

Ms. Mort raised issues with the housing assistance voucher program when there is a lack of access to units.

**LIP Application Policy Process:**

Jim Kupfer, Senior Planner in Planning & Development, presented a proposed process for local Chapter 40B Comprehensive Permits. Developers seeking to build housing may apply to the Zoning Board of Appeals for a 40B Comprehensive Permit, as authorized by MGL, and seek waivers from local zoning regulations through that process. The ZBA is the sole permit granting authority for 40B permits. A requirement of 40B is that 25% of the units proposed must be affordable to low or moderate incomes. The concept of a "friendly" 40B is proposed to be codified in the Zoning Board of Appeals Rules & Regulations outlining the process by which the Town may be supportive of a 40B development if it is appropriately sited and provides certain community benefits. The proposed "Friendly" 40B process requires the Housing Committee and Planning Board to review the development application in a public meeting, and in advance of the ZBA public hearing, and provide a recommendation to the Town Manager as to whether the project merits local support.

Committee members discussed the costly and lengthy State Housing Committee appeals process. Ms.

Bennett noted this process is intended to mitigate that process and work proactively with developers to identify

good projects that have community support. Ms. Mort noted Habitat for Humanity uses 40B to develop housing and inquired whether tiny homes could be eligible for 40B?

**Tiny Homes:**

Ms. Mort presented a draft letter to the Town's legislative delegation to support passage of Appendix Q, which are building code standards to allow Tiny Homes under that State Building Code. The Committee discussed prior efforts to adopt these standards and what the Town's role in enacting these standards once adopted by the State. Ms. Bennett noted an on-going Building Code update effort with the BBRS. Mr. Lynde asked whether trailers qualify as Tiny Homes? Ms. Mort clarified her position is to support tiny homes on foundations. Ms. Breagy commented that tiny homes can provide community and stability. The committee supported providing a recommendation. Chairman Carey moved that Ms. Mort work with Staff to finalize the letter for signature by the Chair. Mr. Lynde seconded. Vote: 5-0

**Affordable Accessory Apartment Program (AAAP):**

Ms. Bennett discussed a tax exemption program for the AAAP to help strengthen that program. Staff will continue working on a recommendation for future presentation to the committee.

**Under Topics Not Reasonably Anticipated:**

Ms. Bennett noted two public inquiries requesting to change the committee meeting time to an evening format and invited discussion. The Committee discussed options, including a quarterly public forum option suggested by staff and being more proactive in seeking public comment. Mr. Lynde inquired about which Board conducts traffic reviews in Town.

Next Meeting Date: June 1st, 2022

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

Meeting adjourned at 9:22 AM

Respectfully submitted,  
Ryan Bennett – Planning and Development Department

Public files are available for viewing during normal business hours 367 Main Street, Hyannis  
\*\* Further detail may be obtained by viewing the meeting video via Channel 18 on demand at  
<http://www.town.barnstable.ma.us> \*\*