

TOWN OF BARNSTABLE – HOUSING COMMITTEE
MINUTES
Tuesday, September 24, 2024

CALL TO ORDER

Chair Hilda Haye calls the meeting to order at 5:35 PM.

Member	Present	Absent
Haye, Hilda – Chair	X	
Breagy, Paula		X
Cornett, Emily		X
Lynde, Donald	X	
Gaudette, Evan	X	
Graves, Asia		X

Also in attendance are Corey Pacheco, Senior Planner at Planning & Development and Jillian Douglass, Affordable Housing Growth and Development Trust Fund Board Administrator.

NOTICE OF RECORDING

The Chairwoman reads: Please note that this meeting is recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

PUBLIC COMMENT

None

INFORMAL REVIEW OF REGULATORY AGREEMENT

Draft Regulatory Agreement application: Dockside Residences (Stuart Bornstein d/b/a Shoestring Properties, LLC) – Inclusionary Units, In lieu of provisions – Request for Housing Committee Advisory Opinion (Chapter 9 Affordable Housing, Section 6) Committee reviewed a draft proposal as outlined below.

The Applicant currently has a commitment to provide the Town with ten (10) inclusionary affordable units broken down as follows: Dockside (5 units) Cape Cod Times (2 units), 310 Barnstable Road (3 units) and one additional unit.

The Applicant proposes to make a charitable gift to the Housing Assistance Corporation of a parcel located on Pleasant Hill Road in Hyannis, MA (Assessor's Parcel 308/20 and 308/28). The property contains 2.74 acres +/- with 1.47 acres of upland and 1.27 acres of wetland. Down Cape Engineering has prepared a Concept Plan showing potential development of 40 units at approximately 700 sq. ft. per unit on four levels with 40 parking spaces all as allowed under the current Zoning Bylaws. The Conservation Commission issued a Determination of Applicability this year. Sewer and Water connections are available to the site.

In return for the charitable gift to Housing Assistance Corporation, HAC will dedicate 10 units which HAC currently owns as Inclusionary Affordable Units to replace the Applicants 10 Inclusionary Units and provide for each of the 10 units to be affordable in perpetuity.

Housing Assistance Corporation will be free to develop the parcel either as designed and laid out in the Concept Plan or in any manner in which they see fit provided however, HAC, as part of the Regulatory Agreement approval will commit to develop 12 new affordable units on or within 24-36 months of final approval of the Regulatory Agreement by the Town of Barnstable and simultaneous conveyance of the Pleasant Hill Road property to HAC and/or its nominee.

APPROVAL OF MINUTES:

Evan Gaudette moved to approve minutes for May 29, 2024, seconded by Donald Lynde.

Vote:

Gaudette, aye

Lynde, aye

Haye, aye

NEXT COMMITTEE MEETING DATE:

October 1, 2024 (canceled)

ITEMS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE OF MEETING

None.

ADJOURN

Chair Haye motioned to adjourn the meeting.

Respectfully submitted,

Corey Pacheco,

Senior Planner

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