



# The Town of Barnstable

## Town Council

367 Main Street, Village of Hyannis MA 02601

508-862-4602 • Fax 508-862-4770

email: Council@town.barnstable.ma.us

www.town.barnstable.ma.us

### TOWN COUNCIL AGENDA

February 2, 2006

7:00 PM

Councilors:

Henry C. Farnham  
President

Janet S. Joakim  
Vice President

Richard G. Barry  
Janice L. Barton  
Gary R. Brown  
Ann A. Canedy  
Frederick Chirigotis  
James H. Crocker, Jr.  
Leah C. Curtis  
J. Gregory Milne  
James F. Munafo, Jr.  
Tom Rugo  
Harold E. Tobey

Administrator:  
Donald M. Grissom

Town Council  
Secretary:  
Cheryl A. Phillips

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **MOMENT OF SILENCE**
  - **JOINT SCHOOL COMMITTEE MEETING --  
REVENUE FORECAST -- MARK MILNE**
4. **PUBLIC COMMENT**
5. **COUNCIL AND TOWN MANAGER RESPONSE  
TO PUBLIC COMMENT**
6. **REPORTS FROM TOWN COUNCIL, BOARDS,  
AND COMMITTEES**
7. **ACT ON MINUTES**
8. **ORDERS OF THE DAY**
  - A. **OLD BUSINESS**
  - B. **NEW BUSINESS**
9. **COMMUNICATIONS FROM ELECTED OFFICIALS,  
BOARDS, COMMISSIONS AND STAFF,  
CORRESPONDENCE AND ANNOUNCEMENTS**
10. **PRESIDENT/VICE PRESIDENT COMMUNICATIONS**
11. **TOWN MANAGER COMMUNICATIONS**
12. **PUBLIC COMMENT**
13. **ADJOURNMENT.**

**NEXT MEETING FEBRUARY 16TH.**

---

**INDEX  
TITLE**

**ITEM NO.**

**PAGE**

---

**A. OLD BUSINESS**

**2006-066** - To meet jointly with Barnstable Planning Board for the purpose of developing zoning for Assessor's Map 332, Lot 10-1, 770 Independence Drive, Barnstable, MA also known as Village Green in Independence Park, in order to bring it into conformity with MGL Chapters 40 R and 40 S (**Joint Public Hearing with Planning Board May Be Acted Upon**). . . . .3 - 4

**2006-067** - Approval of Ninety-Nine Year Lease for the Construction of Affordable Housing on a 7 acre parcel in West Barnstable Adjacent to the YMCA (**May Be Acted Upon**) . . . . .5 - 6

**2006-070** - Appointments (**Second Reading**) . . . . . 7

**2006-071** - Appointments (**Second Reading**) . . . . . 8

---

**Minutes** of Barnstable Town Council Meeting of January 19, 2006

---

**A. OLD BUSINESS (Joint Public Hearing with Planning Board May Be Acted Upon)**

**BARNSTABLE TOWN COUNCIL**

**2006-066 TO MEET JOINTLY WITH BARNSTABLE PLANNING BOARD FOR THE PURPOSE OF DEVELOPING ZONING FOR ASSESSOR'S MAP 332, LOT 10-1, 770 INDEPENDENCE DRIVE, ALSO KNOWN AS VILLAGE GREEN IN INDEPENDENCE PARK, IN ORDER TO BRING IT INTO CONFORMITY WITH MGL CHAPTERS 40 R AND 40 S  
INTRO.: 01/19/06; 02/02/06**

**RESOLVE:** To meet jointly with Barnstable Planning Board for the purpose of developing zoning for Assessor's Map 332, Lot 10-1, 770 Independence Drive, Barnstable, MA, also known as Village Green in Independence Park, in order to bring it into conformity with MGL Chapters 40 R and 40 S.

**SPONSOR:** Town Councilor James H. Crocker, Jr.

**DATE**

**ACTION TAKEN**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**BARNSTABLE TOWN COUNCIL  
AGENDA ITEM SUMMARY  
2006-066  
INTRO.: 01/19/06; 02/02/06**

**TO:** Town Council  
**FROM:** Town Councilor James H. Crocker, Jr.  
**DATE:** January 10, 2006  
**RE:** To meet jointly with Barnstable Planning Board for the purpose of developing zoning for Assessor's Map 332, Lot 10-1, 770 Independence Drive, also known as Village Green in Independence Park, in order to bring it into conformity with MGL Chapters 40 R and 40 S

**RATIONALE:** This is an attempt for the town to enjoy the benefits of legislative acts 40 R and 40 S which may provide \$1,000.00 and \$3,000.00 respectively to the town for offsets of new affordable housing construction.

A committee to review applicability of 40 R and 40 S for the good of the town will report prior to the Council vote on this matter.

The committee will be comprised of designees from the Office of the Town Manager, Office of Growth Management, Housing Committee, Office of Town Attorney, Planning Board and interested Councilors.

**FISCAL IMPACT:** The benefit(s) to the Town as it relates to the village green project could be approximately \$600,000.00.

**A. OLD BUSINESS (MAY BE ACTED UPON)**

**BARNSTABLE TOWN COUNCIL**

**2006-067 APPROVAL OF NINETY-NINE YEAR LEASE FOR THE  
CONSTRUCTION OF AFFORDABLE HOUSING ON A 7 ACRE  
PARCEL IN WEST BARNSTABLE ADJACENT TO THE YMCA  
INTRO.: 01/19/06; 02/02/06**

**RESOLVED:** that the Barnstable Town Council hereby authorizes the Town Manager to enter into a ninety-nine year lease for the construction of not more than 28 units of qualified affordable housing on land located at 2239 Route 132 (Assessors Map 215, Parcel 28), comprised of 4 acres  $\pm$  and on an adjoining parcel of land identified as Parcel A as shown on an Approval Not Required Plan dated February 15, 2005 and entitled "Plan of Land in Barnstable (Barnstable District) MA as made by D.P.W. Engineering Division Survey Section" comprised of 3 acres  $\pm$ , for a total acreage of the combined parcels of 7 acres $\pm$ .

**SPONSOR:** Town Manager John C. Klimm and Town Council President Henry C. Farnham

**DATE**

**ACTION TAKEN**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**BARNSTABLE TOWN COUNCIL  
AGENDA ITEM SUMMARY  
2006-067  
INTRO.: 01/19/06; 02/02/06**

**TO:** Town Council  
**FROM:** John C. Klimm, Town Manager  
**THROUGH:** Ruth Weil  
**DATE:** January 10, 2006  
**SUBJECT:** Approval of Ninety-Nine Year Lease for the Construction of Affordable Housing on a 7 acre parcel in West Barnstable Adjacent to the YMCA

**BACKGROUND:** After working extensively with West Barnstable residents, the Town of Barnstable issued a Request for Proposals for the private development of affordable housing on the two sites, one on town-owned land located adjacent to the YMCA and the other on land owned by the Lombard Trust. In response to the RFP, the Town received one proposal from the Housing Assistance Corporation (HAC), a Hyannis-based nonprofit organization. An RFP Evaluation Committee consisting of West Barnstable residents and Town staff met to review the proposal, and unanimously recommended that it be accepted by the Town. The proposal has since received the strong support of the West Barnstable Civic Association, area residents and housing advocates. The RFP called for the respective parcels to be leased for a term of ninety-nine years. Because the parcel adjacent to the Y is town-owned, the Town Council is required to approve any lease in excess of ten years. (The lease for the other parcel held by the Lombard Trust for the benefit of the poor does not require Town Council approval).

The proposal adjacent to the Y consists of 28 units of two and three-bedroom townhouse style affordable family rental housing to be developed on a total of 7.17 acres (4.08 acres of town-owned land located at 2239 Iyannough Road/Route 132, West Barnstable and 3.06 acres deeded to town by the YMCA) with a minimum of 51% of the units affordable to households at or below 80% of area median income. The terms of the attached lease has been negotiated with the developer. Pursuant to the terms of the RFP and the proposed lease, upon the approval of final plans, the developer will be able to move forward to seek a comprehensive permit under Chapter 40B. Currently, 6.8% of the Town's year round housing stock qualifies as affordable. By developing rental housing on both the Y parcel and the Lombard parcel, the Town will add 40 units to its affordable housing inventory, bringing the percentage to 7%.

**ANALYSIS:** The proposed affordable housing development is consistent with the Town's Housing Plan and provides much needed rental housing in a smart growth location.

**FISCAL IMPACT:** Not only will the development provide affordable housing, but once the development is constructed and 75% occupied, the Town will received \$42,000.00 per year rent, subject to yearly cost of living escalators.

**TOWN MANAGER RECOMMENDATION:** The Town Manager recommends acceptance of this grant.

**STAFF ASSISTANCE:** Ruth J. Weil and Elizabeth Dillen

**A. OLD BUSINESS (SECOND READING)**

**BARNSTABLE TOWN COUNCIL**

**2006-070 APPOINTMENTS**

**INTRO.: 01/19/06; 02/02/06**

That the Barnstable Town Council appoints the following individuals to a multiple member board/committee/commission:

**SANDY NECK BOARD**

Richards B. French, 80 Acre Hill Road, Barnstable, MA 02630 term expires 06/30/2006

Holly Heaslip, PO Box 905, Barnstable, MA 02630 term expires 06/30/2007

**ZONING BOARD OF APPEALS**

Kelly Kevin Lydon, PO Box 244, West Barnstable, MA 02668, ALTERNATE term expires 06/30/2007

John T. Norman, PO Box 1494, 1625 Old Post Road, Marstons Mills, MA 02648, ALTERNATE term expires 06/30/2008

**SPONSORS:** Appointments Committee

**DATE**

**ACTION TAKEN**

_____	_____
_____	_____

**A. OLD BUSINESS (SECOND READING)**

**BARNSTABLE TOWN COUNCIL**

**2006-071 APPOINTMENTS**

**INTRO.: 01/19/06; 02/02/06**

That the Barnstable Town Council appoints the following individuals to a multiple member board/committee/commission:

**BARNSTABLE ECONOMIC DEVELOPMENT COMMITTEE**

Christopher Kehoe, 78 Sylvan Drive, Hyannis, MA 02601, term expires 06/30/2008

**LAND ACQUISITION AND PRESERVATION COMMITTEE**

Phyllis Miller, 688 Main Street, Cotuit, MA 02635, term expires 06/30/2006

**WATERWAYS COMMITTEE**

Norman Wahl, 9 Bluenose Lane, Osterville MA 02655, term expires 06/30/2008

Guile Wood, 49 Blue Heron Drive, Osterville, MA 02655, term expires 06/30/2007

**SPONSORS:** Appointments Committee

**DATE**

**ACTION TAKEN**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_