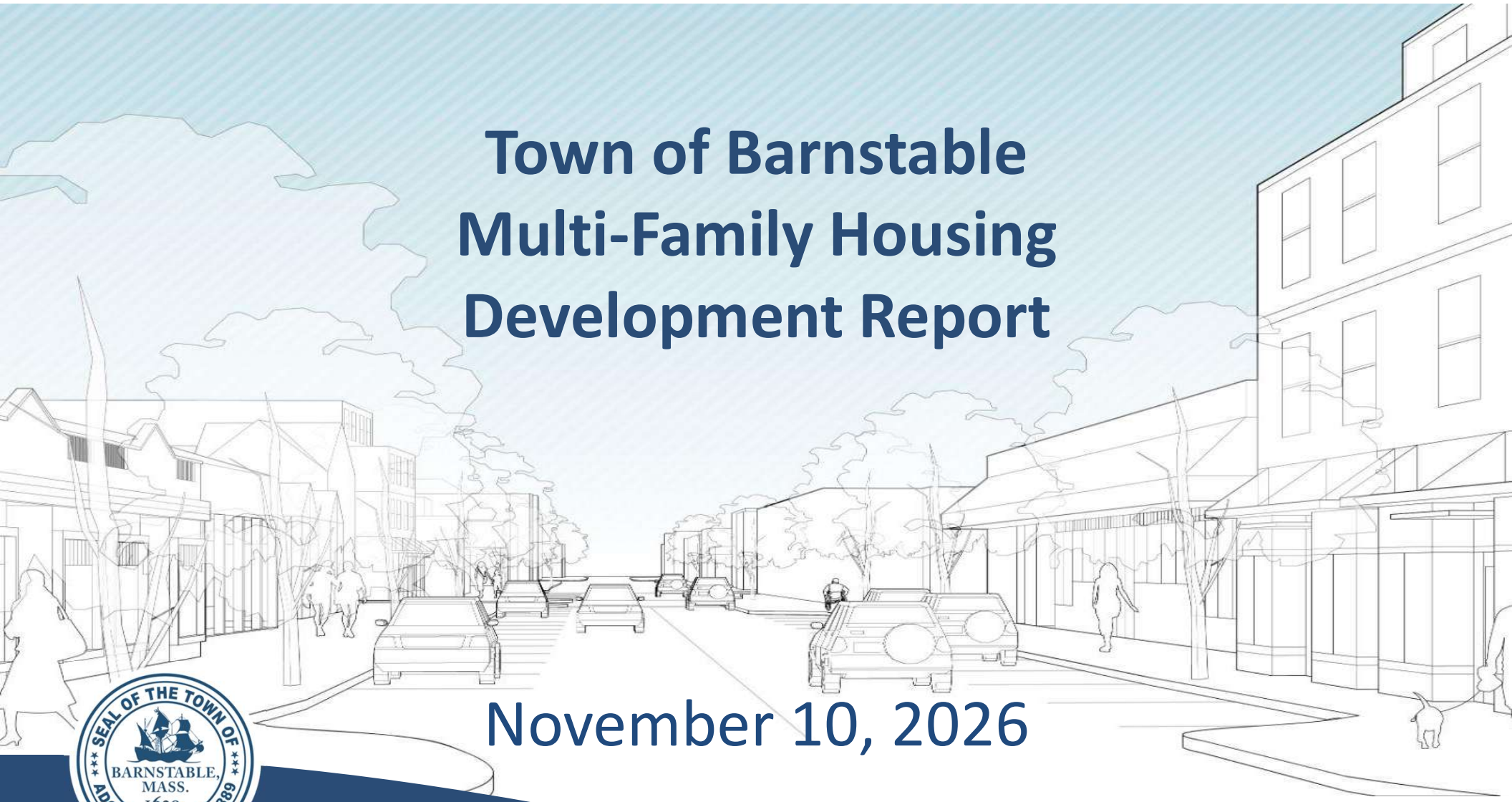
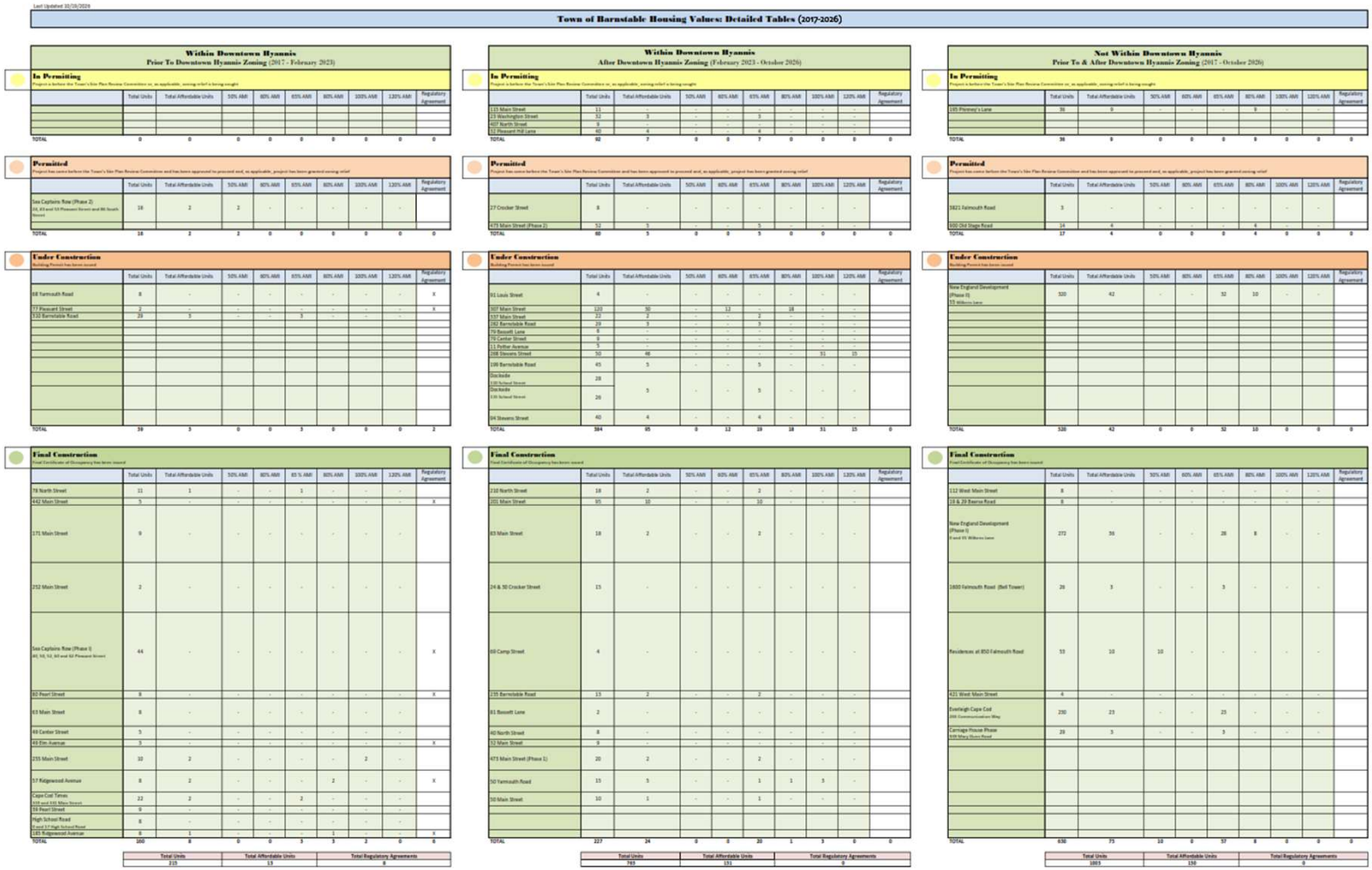
Town of Barnstable Multi-Family Housing Development Report



November 10, 2026

Multi-Family Housing Report (2017-2026)



Last Updated 10/28/2026

Town of Barnstable Housing Values: Detailed Tables (2017-2026)

Within Downtown Hyannis
Prior To Downtown Hyannis Zoning (2017 - February 2023)

In Permitting

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
TOTAL	0	0	0	0	0	0	0	0	0

Permitted

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
Sea Captains Row (Phase 2)	18	2	2	-	-	-	-	-	
TOTAL	18	2	2	0	0	0	0	0	0

Under Construction

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
68 Yarmouth Road	8	-	-	-	-	-	-	-	X
77 Pleasant Street	2	-	-	-	-	-	-	-	X
710 Barnstable Road	29	3	-	-	3	-	-	-	
TOTAL	39	3	0	0	3	0	0	0	2

Final Construction

	Total Units	Total Affordable Units	50% AMI	80% AMI	65 % AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
78 North Street	11	1	-	-	1	-	-	-	
442 Main Street	5	-	-	-	-	-	-	-	X
171 Main Street	9	-	-	-	-	-	-	-	
252 Main Street	2	-	-	-	-	-	-	-	
Sea Captains Row (Phase I)	44	-	-	-	-	-	-	-	X
82 Pearl Street	8	-	-	-	-	-	-	-	X
63 Main Street	8	-	-	-	-	-	-	-	
49 Center Street	5	-	-	-	-	-	-	-	
49 Elm Avenue	3	-	-	-	-	-	-	-	X
255 Main Street	10	2	-	-	-	-	2	-	
57 Ridgewood Avenue	8	2	-	-	-	2	-	-	X
Cape Cod Times	22	2	-	-	2	-	-	-	
59 Pearl Street	9	-	-	-	-	-	-	-	
High School Road	8	-	-	-	-	-	-	-	
185 Ridgewood Avenue	8	1	-	-	-	1	-	-	X
TOTAL	160	8	0	0	3	3	2	0	6

Total Units	Total Affordable Units	Total Regulatory Agreements
215	13	8

Within Downtown Hyannis
After Downtown Hyannis Zoning (February 2023 - October 2026)

In Permitting

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
115 Main Street	11	-	-	-	-	-	-	-	
13 Washington Street	12	3	-	-	3	-	-	-	
407 North Street	9	-	-	-	-	-	-	-	
12 Pleasant Hill Lane	60	4	-	-	4	-	-	-	
TOTAL	92	7	0	0	7	0	0	0	0

Permitted

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
27 Crocker Street	8	-	-	-	-	-	-	-	
475 Main Street (Phase 2)	52	5	-	-	5	-	-	-	
TOTAL	60	5	0	0	5	0	0	0	0

Under Construction

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
607 Main Street	123	30	-	12	-	18	-	-	
157 Main Street	22	2	-	-	2	-	-	-	
762 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	8	-	-	-	-	-	-	-	
76 Center Street	8	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
348 Stevens Street	50	46	-	-	-	-	31	15	
186 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside	28	5	-	-	5	-	-	-	
Dockside	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	384	95	0	12	19	18	31	15	0

Final Construction

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
63 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
735 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
52 Main Street	9	-	-	-	-	-	-	-	
475 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
30 Main Street	10	1	-	-	1	-	-	-	
TOTAL	227	24	0	0	20	1	3	0	0

Total Units	Total Affordable Units	Total Regulatory Agreements
783	131	0

Not Within Downtown Hyannis
Prior To & After Downtown Hyannis Zoning (2017 - October 2026)

In Permitting

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
195 Phinney's Lane	36	9	-	-	-	9	-	-	
TOTAL	36	9	0	0	0	9	0	0	0

Permitted

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
3821 Falmouth Road	3	-	-	-	-	-	-	-	
900 Old Stage Road	14	4	-	-	-	4	-	-	
TOTAL	17	4	0	0	0	4	0	0	0

Under Construction

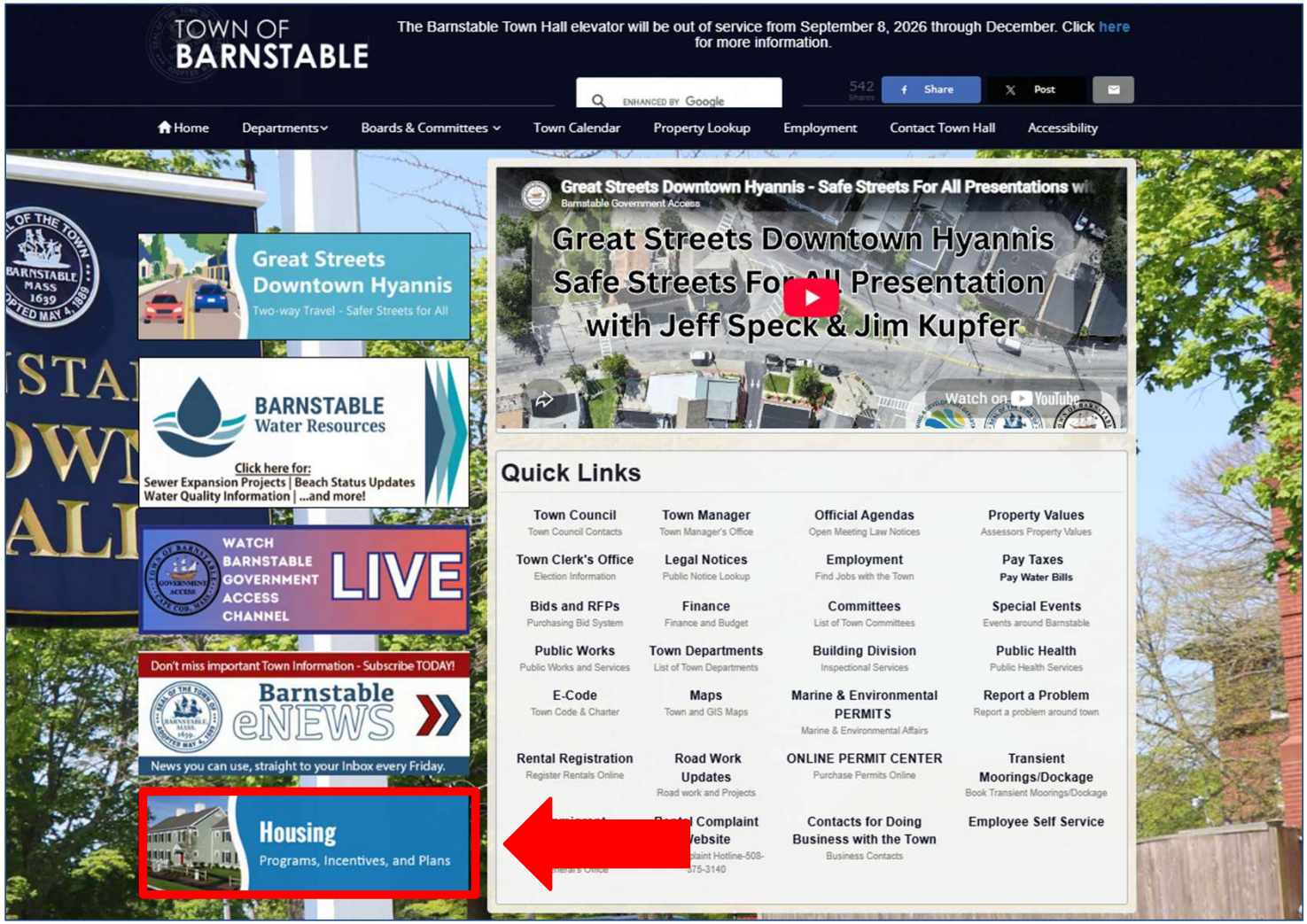
	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
New England Development (Phase II) 55 Wilkens Lane	320	42	-	-	32	10	-	-	
TOTAL	320	42	0	0	32	10	0	0	0

Final Construction

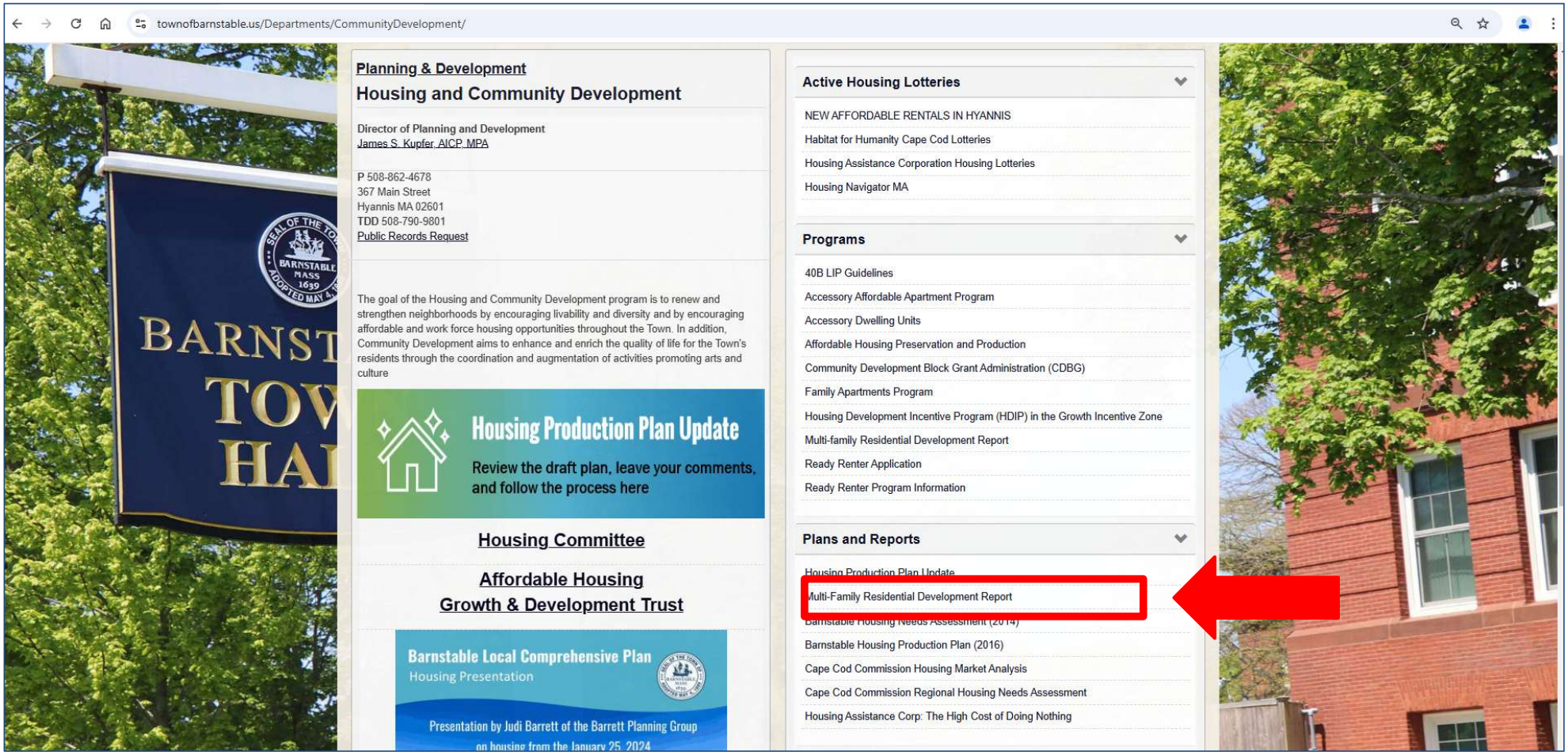
	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
112 West Main Street	8	-	-	-	-	-	-	-	
18 & 29 Scenic Road	8	-	-	-	-	-	-	-	
New England Development (Phase I) 0 and 55 Wilkens Lane	272	36	-	-	28	8	-	-	
1600 Falmouth Road (Bell Tower)	28	3	-	-	3	-	-	-	
Residences at 850 Falmouth Road	53	10	10	-	-	-	-	-	
421 West Main Street	4	-	-	-	-	-	-	-	
Everleigh Cape Cod	250	23	-	-	23	-	-	-	
Carriage House Phase	23	3	-	-	3	-	-	-	
TOTAL	630	75	10	0	57	8	0	0	0

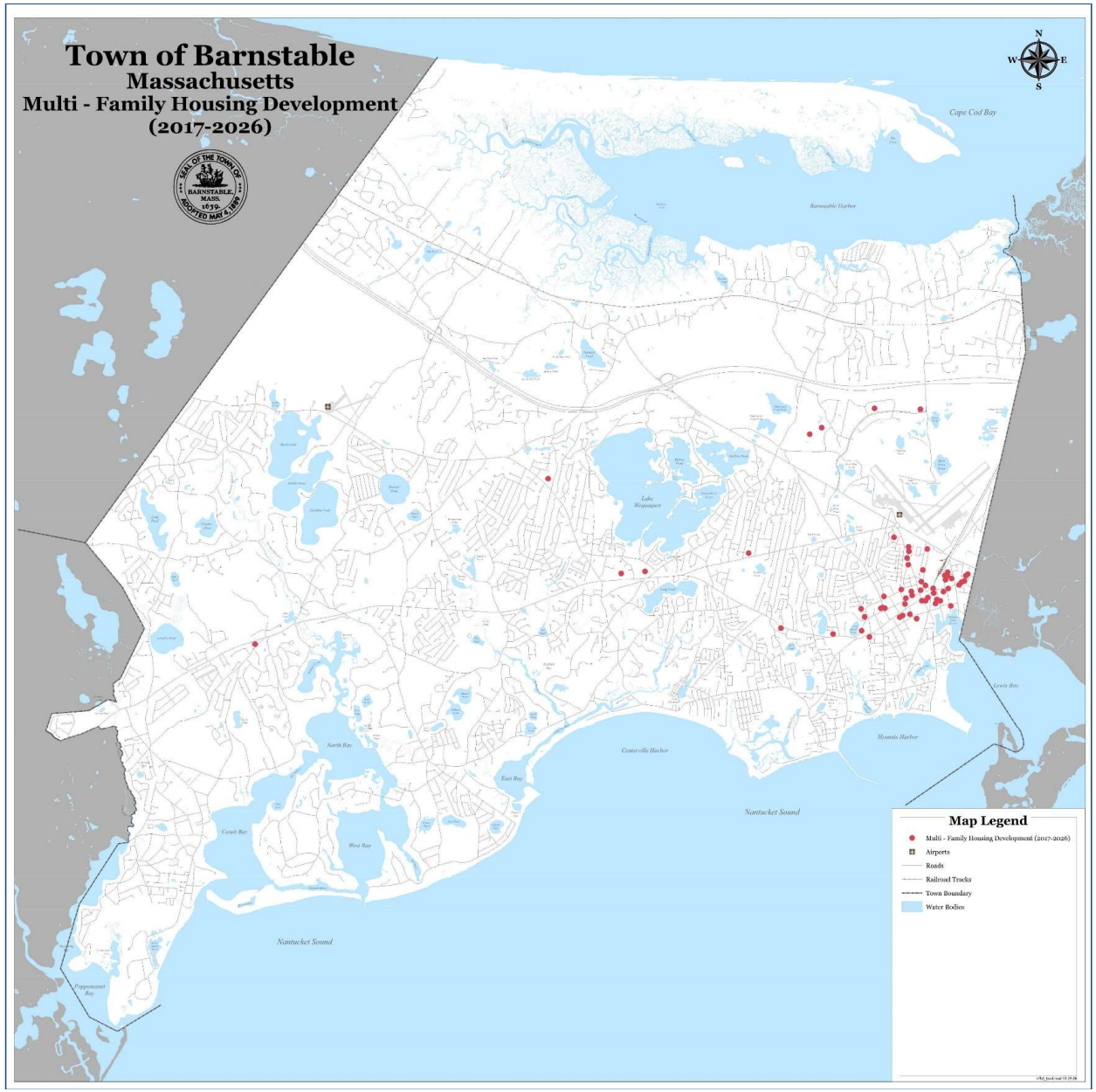
Total Units	Total Affordable Units	Total Regulatory Agreements
1805	150	0

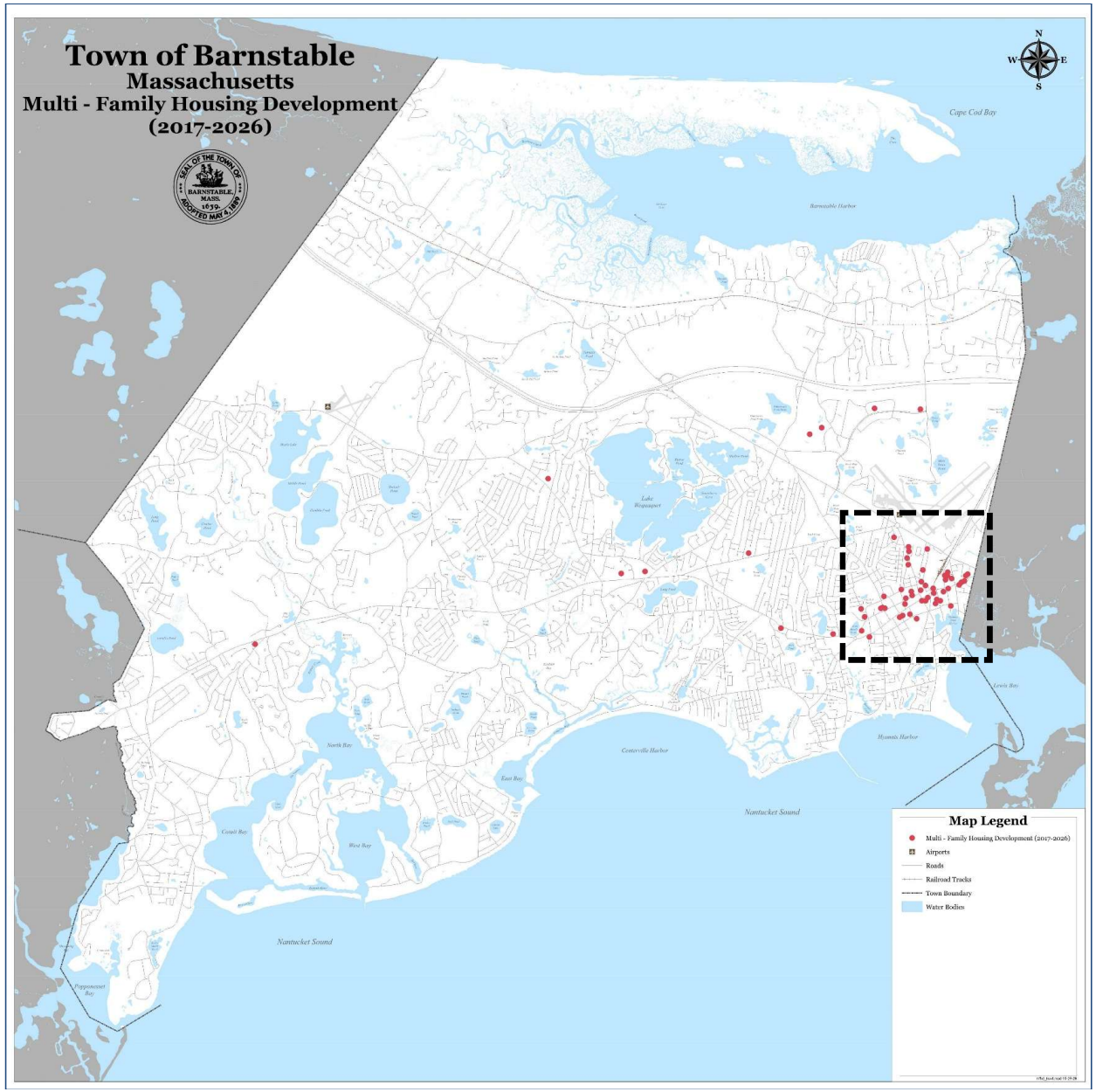
Website

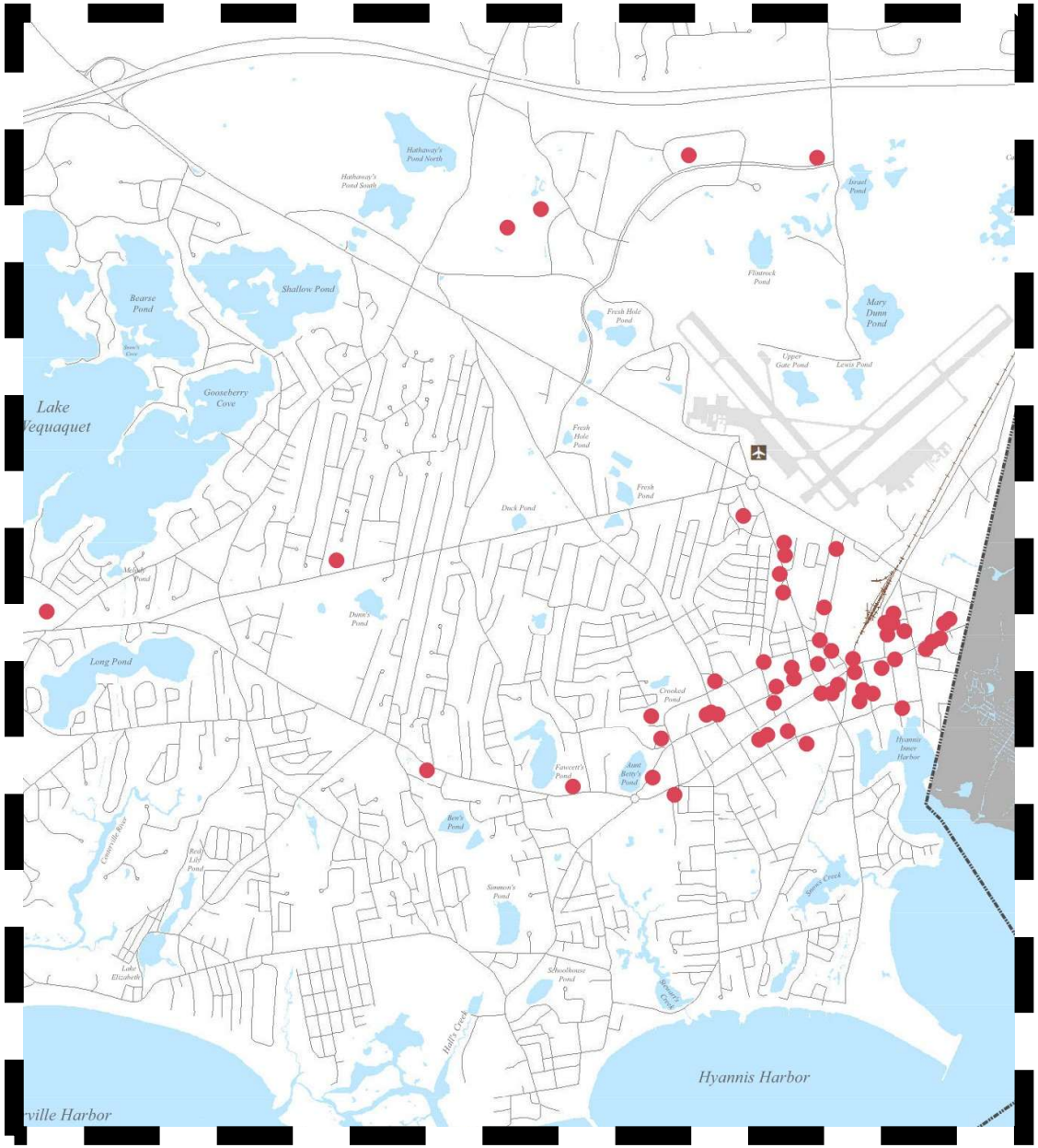

TOWN OF BARNSTABLE
The Barnstable Town Hall elevator will be out of service from September 8, 2026 through December. Click here for more information.
Home
Departments
Boards & Committees
Town Calendar
Property Lookup
Employment
Contact Town Hall
Accessibility
Great Streets Downtown Hyannis
Two-way Travel - Safer Streets for All
Great Streets Downtown Hyannis - Safe Streets For All Presentations
Barnstable Government Access
Great Streets Downtown Hyannis
Safe Streets For All Presentation
with Jeff Speck & Jim Kupfer
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Water Quality Information | ...and more!
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Pay Water Bills
Bids and RFPs
Purchasing Bid System
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Finance and Budget
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List of Town Committees
Special Events
Events around Barnstable
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Public Works and Services
Town Departments
List of Town Departments
Building Division
Inspectional Services
Public Health
Public Health Services
E-Code
Town Code & Charter
Maps
Town and GIS Maps
Marine & Environmental PERMITS
Marine & Environmental Affairs
Report a Problem
Report a problem around town
Rental Registration
Register Rentals Online
Road Work Updates
Road work and Projects
ONLINE PERMIT CENTER
Purchase Permits Online
Transient Moorings/Dockage
Book Transient Moorings/Dockage
Contacts for Doing Business with the Town
Business Contacts
Employee Self Service

Website


townofbarnstable.us/Departments/CommunityDevelopment/
Planning & Development
Housing and Community Development
Director of Planning and Development
James S. Kupfer, AICP, MPA
P 508-862-4678
367 Main Street
Hyannis MA 02601
TDD 508-790-9801
Public Records Request
The goal of the Housing and Community Development program is to renew and strengthen neighborhoods by encouraging livability and diversity and by encouraging affordable and work force housing opportunities throughout the Town. In addition, Community Development aims to enhance and enrich the quality of life for the Town's residents through the coordination and augmentation of activities promoting arts and culture
Housing Production Plan Update
Review the draft plan, leave your comments, and follow the process here
Housing Committee
Affordable Housing Growth & Development Trust
Barnstable Local Comprehensive Plan
Housing Presentation
Presentation by Judi Barrett of the Barrett Planning Group on housing from the January 25, 2024
Active Housing Lotteries
NEW AFFORDABLE RENTALS IN HYANNIS
Habitat for Humanity Cape Cod Lotteries
Housing Assistance Corporation Housing Lotteries
Housing Navigator MA
Programs
40B LIP Guidelines
Accessory Affordable Apartment Program
Accessory Dwelling Units
Affordable Housing Preservation and Production
Community Development Block Grant Administration (CDBG)
Family Apartments Program
Housing Development Incentive Program (HDIP) in the Growth Incentive Zone
Multi-family Residential Development Report
Ready Renter Application
Ready Renter Program Information
Plans and Reports
Housing Production Plan Update
Multi-Family Residential Development Report
Barnstable Housing Production Plan (2016)
Cape Cod Commission Housing Market Analysis
Cape Cod Commission Regional Housing Needs Assessment
Housing Assistance Corp: The High Cost of Doing Nothing


Town of Barnstable
Massachusetts
Multi - Family Housing Development
(2017-2026)
SEAL OF THE TOWN OF BARNSTABLE, MASS. 1639. ADOPTED MAY 6, 1895
N
W
E
S
Cape Cod Bay
Barnstable Harbor
Lake Wequaquet
Lewis Bay
Hyannis Harbor
Centerville Harbor
North Bay
East Bay
Nantucket Sound
Cotuit Bay
West Bay
Nantucket Sound
Popponesset Bay
Map Legend
Multi - Family Housing Development (2017-2026)
Airports
Roads
Railroad Tracks
Town Boundary
Water Bodies


Town of Barnstable
Massachusetts
Multi - Family Housing Development
(2017-2026)
SEAL OF THE TOWN OF BARNSTABLE, MASS. 1639. ADOPTED MAY 6, 1895
N
W
E
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Cape Cod Bay
Barnstable Harbor
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Lewis Bay
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North Bay
East Bay
Nantucket Sound
Cotuit Bay
West Bay
Nantucket Sound
Popponesset Bay
Map Legend
Multi - Family Housing Development (2017-2026)
Airports
Roads
Railroad Tracks
Town Boundary
Water Bodies


Hathaway's Pond North
Hathaway's Pond South
Israel Pond
Flintrock Pond
Bearse Pond
Shallow Pond
Fresh Hole Pond
Mary Dunn Pond
Upper Gate Pond
Lewis Pond
Lake Wequaquet
Gooseberry Cove
Fresh Hole Pond
Fresh Pond
Duck Pond
Mystic Pond
Dunn's Pond
Long Pond
Crooked Pond
Hyannis Inner Harbor
Faucett's Pond
Aunt Betty's Pond
Bee's Pond
Red Lily Pond
Simmon's Pond
Lake Elizabeth
Schoolhouse Pond
Scudder's Creek
Hall's Creek
Hyannis Harbor

Within Downtown Hyannis

Prior to and After Downtown Hyannis Zoning

Summary of Housing Production: Within Downtown Hyannis

Prior to Downtown Hyannis Zoning (2017-February 2023)

Multi-Family Residential Development	
Total Units Created	215 units
Total Affordable Units	13 units
Percentage of Affordable Units	6%
Total Regulatory Agreements	(8) Regulatory Agreements

Summary of Housing Production: Within Downtown Hyannis

After Downtown Hyannis Zoning (February 2023-October 2026)

Multi-Family Residential Development	
Total Units Created	763 units
Total Affordable Units	131 units
Percentage of Affordable Units	17%
Total Regulatory Agreements	(0) Regulatory Agreements

Not Within Downtown Hyannis

Prior to and After Downtown Hyannis Zoning

Summary of Housing Production: Not Within Downtown Hyannis

Prior to and After Downtown Hyannis Zoning (2017-October 2026)

Multi-Family Residential Development	
Total Units Created	1,032 units
Total Affordable Units	133 units
Percentage of Affordable Units	12%
Total Regulatory Agreements	(0) Regulatory Agreements

Townwide

Prior to and After Downtown Hyannis Zoning

Summary of Housing Production: Townwide

Prior to and After Downtown Hyannis Zoning (2017–October 2026)

Multi-Family Residential Development	
Total Units Created	2,010 units
Total Affordable Units	277 units
Percentage of Affordable Units	13%
Total Regulatory Agreements	(8) Regulatory Agreements

Multi-Family Development Housing Report

Within Downtown Hyannis *After* Downtown Hyannis Zoning

Multi-Family Housing Report (2017-2026)



Last Updated 10/28/2026

Town of Barnstable Housing Values: Detailed Tables (2017-2026)

Within Downtown Hyannis
Prior To Downtown Hyannis Zoning (2017 - February 2023)

In Permitting

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
TOTAL	0	0	0	0	0	0	0	0	0

Permitted

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
Sea Captains Row (Phase 2)	18	2	2	-	-	-	-	-	
TOTAL	18	2	2	0	0	0	0	0	0

Under Construction

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
68 Yarmouth Road	8	-	-	-	-	-	-	-	X
77 Pleasant Street	2	-	-	-	-	-	-	-	X
710 Barnstable Road	29	3	-	-	3	-	-	-	
TOTAL	39	3	0	0	3	0	0	0	2

Final Construction

	Total Units	Total Affordable Units	50% AMI	80% AMI	65 % AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
78 North Street	11	1	-	-	1	-	-	-	
442 Main Street	5	-	-	-	-	-	-	-	X
171 Main Street	9	-	-	-	-	-	-	-	
252 Main Street	2	-	-	-	-	-	-	-	
Sea Captains Row (Phase I)	44	-	-	-	-	-	-	-	X
82 Pearl Street	8	-	-	-	-	-	-	-	X
63 Main Street	8	-	-	-	-	-	-	-	
49 Center Street	5	-	-	-	-	-	-	-	
49 Elm Avenue	3	-	-	-	-	-	-	-	X
255 Main Street	10	2	-	-	-	-	2	-	
57 Ridgewood Avenue	8	2	-	-	-	2	-	-	X
Cape Cod Times	22	2	-	-	2	-	-	-	
59 Pearl Street	9	-	-	-	-	-	-	-	
High School Road	8	-	-	-	-	-	-	-	
145 Ridgewood Avenue	8	1	-	-	-	1	-	-	X
TOTAL	160	8	0	0	3	3	2	0	6

Total Units	Total Affordable Units	Total Regulatory Agreements
215	13	8

Within Downtown Hyannis
After Downtown Hyannis Zoning (February 2023 - October 2026)

In Permitting

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
115 Main Street	11	-	-	-	-	-	-	-	
23 Washington Street	12	3	-	-	3	-	-	-	
407 North Street	9	-	-	-	-	-	-	-	
12 Pleasant Hill Lane	60	4	-	-	4	-	-	-	
TOTAL	92	7	0	0	7	0	0	0	0

Permitted

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
27 Crocker Street	8	-	-	-	-	-	-	-	
475 Main Street (Phase 2)	52	5	-	-	5	-	-	-	
TOTAL	60	5	0	0	5	0	0	0	0

Under Construction

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
607 Main Street	123	10	-	12	-	18	-	-	
157 Main Street	22	2	-	-	2	-	-	-	
762 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	8	-	-	-	-	-	-	-	
76 Center Street	8	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
348 Stevens Street	50	46	-	-	-	-	31	15	
186 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside	28	5	-	-	5	-	-	-	
Dockside	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	384	95	0	12	19	18	31	15	0

Final Construction

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
101 Main Street	95	10	-	-	10	-	-	-	
63 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
275 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
52 Main Street	9	-	-	-	-	-	-	-	
475 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
30 Main Street	10	1	-	-	1	-	-	-	
TOTAL	227	24	0	0	20	1	3	0	0

Total Units	Total Affordable Units	Total Regulatory Agreements
763	151	0

Not Within Downtown Hyannis
Prior To & After Downtown Hyannis Zoning (2017 - October 2026)

In Permitting

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
195 Phinney's Lane	36	9	-	-	-	9	-	-	
TOTAL	36	9	0	0	0	9	0	0	0

Permitted

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
3821 Falmouth Road	3	-	-	-	-	-	-	-	
900 Old Stage Road	14	4	-	-	-	4	-	-	
TOTAL	17	4	0	0	0	4	0	0	0

Under Construction

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
New England Development (Phase II) 55 Wilkens Lane	320	42	-	-	32	10	-	-	
TOTAL	320	42	0	0	32	10	0	0	0

Final Construction

	Total Units	Total Affordable Units	50% AMI	80% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
112 West Main Street	8	-	-	-	-	-	-	-	
18 & 29 Scenic Road	8	-	-	-	-	-	-	-	
New England Development (Phase I) 0 and 55 Wilkens Lane	272	36	-	-	28	8	-	-	
1600 Falmouth Road (Bell Tower)	28	3	-	-	3	-	-	-	
Residences at 850 Falmouth Road	53	10	10	-	-	-	-	-	
421 West Main Street	4	-	-	-	-	-	-	-	
Everleigh Cape Cod 200 Communications Way	250	23	-	-	23	-	-	-	
Carriage House Phase 500 Mary Dunn Road	20	3	-	-	3	-	-	-	
TOTAL	630	75	10	0	57	8	0	0	0

Total Units	Total Affordable Units	Total Regulatory Agreements
1805	150	0

Within Downtown Hyannis

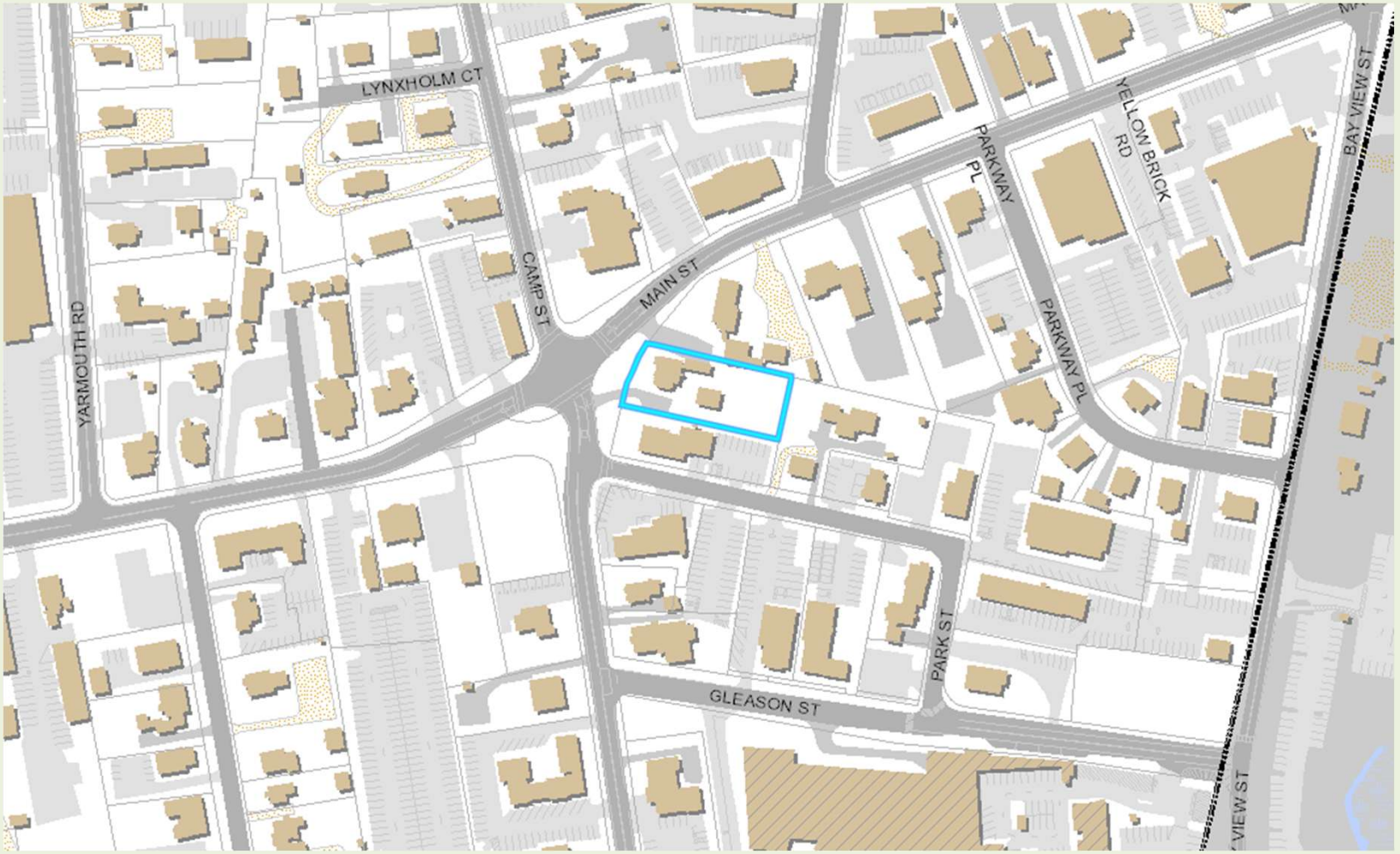
After Downtown Hyannis Zoning (February 2023-October 2026)

In Permitting

Project is before the Town's Site Plan Review Committee or, as applicable, zoning relief is being sought

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
115 Main Street	11	-	-	-	-	-	-	-	
23 Washington Street	32	3	-	-	3	-	-	-	
407 North Street	9	-	-	-	-	-	-	-	
32 Pleasant Hill Lane	40	4	-	-	4	-	-	-	
TOTAL	**92**	**7**	**0**	**0**	**7**	**0**	**0**	**0**	**0**

115 Main Street



In Permitting

Project is before the Town's Site Plan Review Committee or, as applicable, zoning relief is being sought

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
115 Main Street	11	-	-	-	-	-	-	-	
23 Washington Street	32	3	-	-	3	-	-	-	
407 North Street	9	-	-	-	-	-	-	-	
32 Pleasant Hill Lane	40	4	-	-	4	-	-	-	
TOTAL	**92**	**7**	**0**	**0**	**7**	**0**	**0**	**0**	**0**

115 Main Street

Total Units	11 units
Total Affordable Units	0 units

Existing Conditions



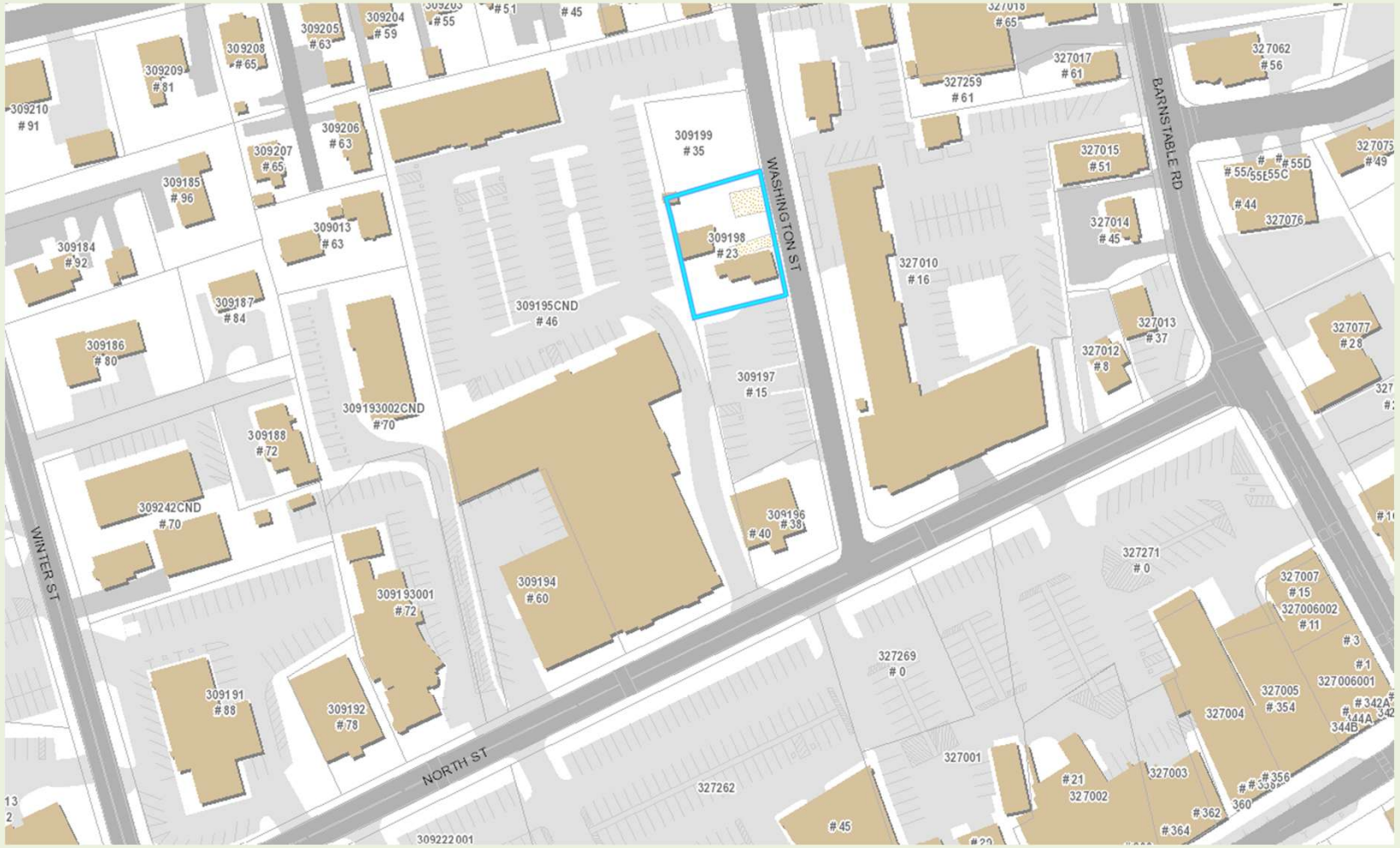
Site Plan


MAIN STREET
LEWIS BAY ROAD
150'± TO HYDRANT ACROSS THE STREET
MAP 327 PCL 201
#97 MAIN STREET
MARGO W. & CHARLES PISACANO TRS
P.O. BOX 126
HYANNISPORT, MA 02647
ABUTTING DWELLING
S77°58'10"E 196.54
EXISTING MULTIFAMILY DWELLING (4 UNITS) FFLR = 29.8' #115
SEE NOTE 18
WHEELSTOP (TYP.)
WALK
PROP. "STOP" SIGN
PROP. 12" STOP BAR
NEW COMMUNITY MAILBOX
PROPOSED PAVED PARKING
DUMPSTER
PROPOSED 32'x24' DUPLEX #1 T.O.F. EL. 30.0
PROPOSED 32'x24' DUPLEX #2 T.O.F. EL. 30.3
PROPOSED 50'x40' 5 UNIT MULTIFAMILY BUILDING T.O.F. EL. 30.2 F.FL. EL. 31.2
PROPOSED 25.5' RAMP TO BE BUILT IN ACCORDANCE WITH 521 CMR 24.00
RAMP
C.C BERM
PERVIOUS BRICK PAVERS
PROPOSED PERVIOUS PARKING
PROPOSED FENCED DUMPSTER 10'x10'
CB FND
BENCHMARK: CONC. BOUND =26.5' NAVD88
ABUTTING BUILDING
MAP 327 PCL 203
#104 PARK STREET
ENT REAL ESTATE LLC
30 ALDRIN ROAD
PLYMOUTH, MA 02630
209.99
N78°04'10"W
S12°33'40"W 84.62
L=36.66' R=215.31'
L=49.88' R=210.39'
20.0'
24.0'
9.0'
10.1'
5.0'

Elevations



23 Washington Street



In Permitting

Project is before the Town's Site Plan Review Committee or, as applicable, zoning relief is being sought

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
115 Main Street	11	-	-	-	-	-	-	-	
23 Washington Street	32	3	-	-	3	-	-	-	
407 North Street	9	-	-	-	-	-	-	-	
32 Pleasant Hill Lane	40	4	-	-	4	-	-	-	
TOTAL	**92**	**7**	**0**	**0**	**7**	**0**	**0**	**0**	**0**

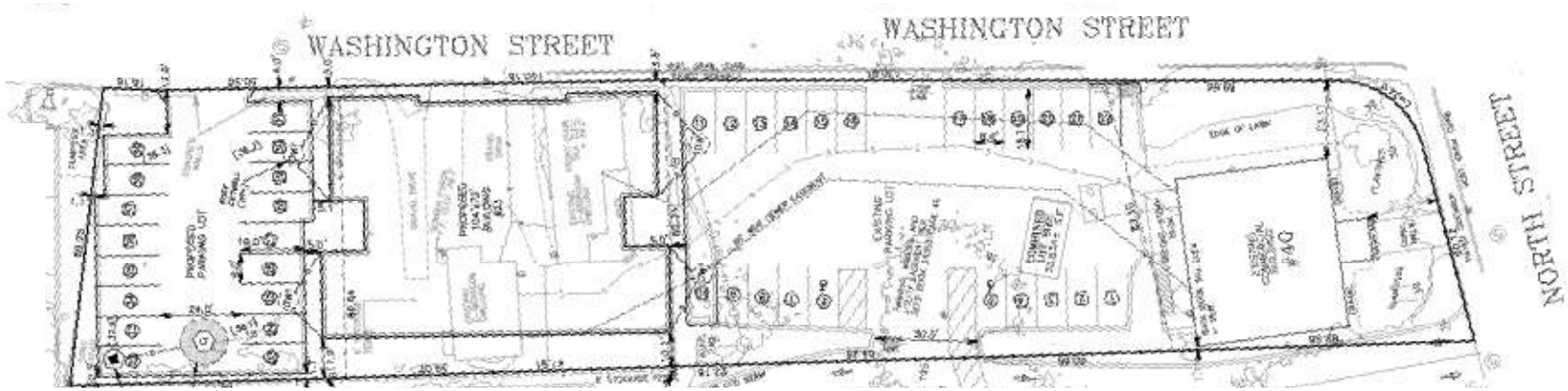
23 Washington Street

Total Units	32 units
Total Affordable Units	3 units

Existing Conditions



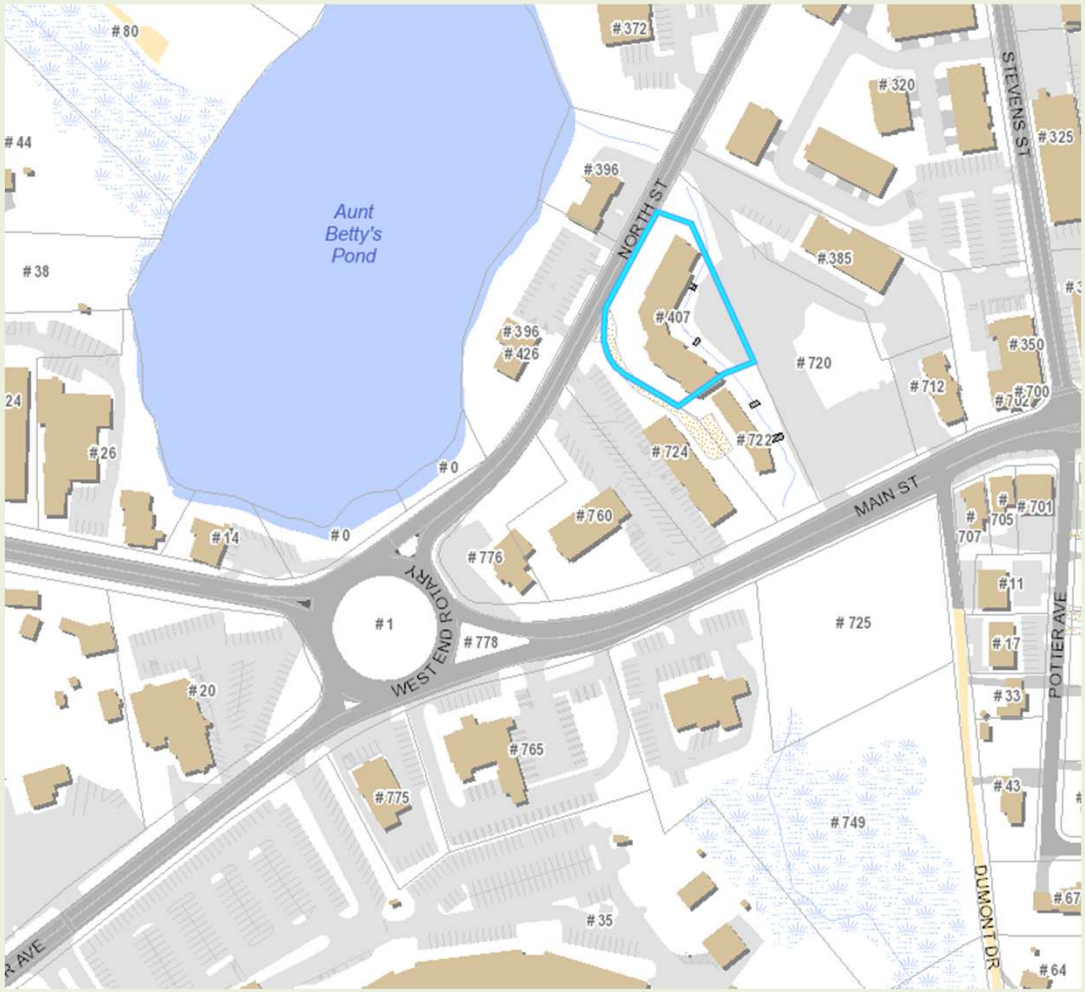
Site Plan



Elevations



407 North Street



In Permitting

Project is before the Town's Site Plan Review Committee or, as applicable, zoning relief is being sought

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
115 Main Street	11	-	-	-	-	-	-	-	
23 Washington Street	32	3	-	-	3	-	-	-	
407 North Street	9	-	-	-	-	-	-	-	
32 Pleasant Hill Lane	40	4	-	-	4	-	-	-	
TOTAL	**92**	**7**	**0**	**0**	**7**	**0**	**0**	**0**	**0**

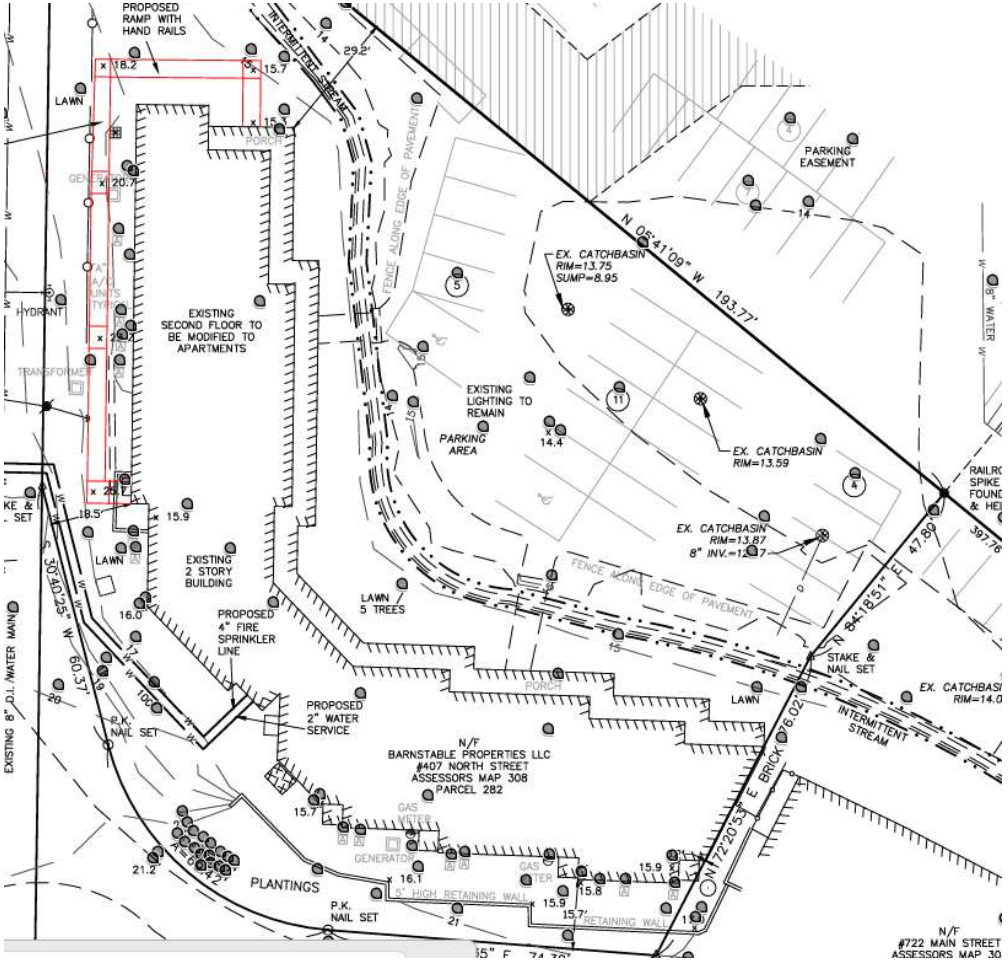
407 North Street

Total Units	9 units
Total Affordable Units	0 units

Existing Conditions



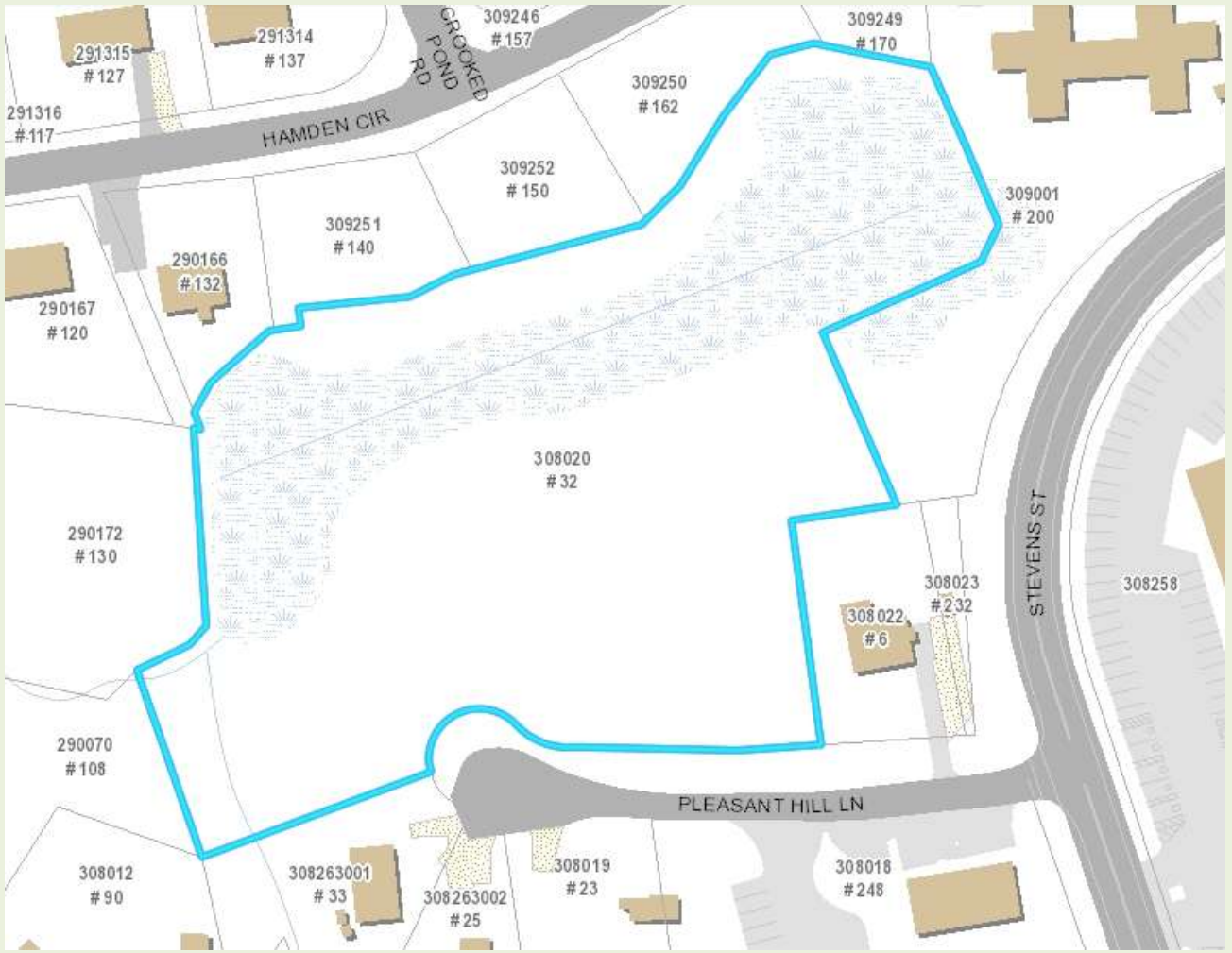
Site Plan


PROPOSED RAMP WITH HAND RAILS
INTERMITTENT STREAM
LAWN
PORCH
PARKING EASEMENT
N 05°41'09" W 193.77'
EX. CATCHBASIN RIM=13.75 SUMP=8.95
FENCE ALONG EDGE OF PAVEMENT
HYDRANT
EXISTING SECOND FLOOR TO BE MODIFIED TO APARTMENTS
EXISTING LIGHTING TO REMAIN
PARKING AREA
EX. CATCHBASIN RIM=13.59
EX. CATCHBASIN RIM=13.87 8" INV.=12.7
EXISTING 2 STORY BUILDING
LAWN 5 TREES
PROPOSED 4" FIRE SPRINKLER LINE
PROPOSED 2" WATER SERVICE
P.K. NAIL SET
STAKE & NAIL SET
N/F BARNSTABLE PROPERTIES LLC #407 NORTH STREET ASSESSORS MAP 308 PARCEL 282
GAS METER
GENERATOR
PLANTINGS
2' HIGH RETAINING WALL
RETAINING WALL
EXISTING 8" D.I. WATER MAIN
N/F #722 MAIN STREET ASSESSORS MAP 30

Elevation



32 Pleasant Hill Lane



In Permitting

Project is before the Town's Site Plan Review Committee or, as applicable, zoning relief is being sought

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
115 Main Street	11	-	-	-	-	-	-	-	
23 Washington Street	32	3	-	-	3	-	-	-	
407 North Street	9	-	-	-	-	-	-	-	
32 Pleasant Hill Lane	40	4	-	-	4	-	-	-	
TOTAL	**92**	**7**	**0**	**0**	**7**	**0**	**0**	**0**	**0**

32 Pleasant Hill Lane

Total Units	40 units
Total Affordable Units	4 units

Existing Conditions



Site Plan


LOT AREA
64,055± S.F. UPLAND
1.47± AC.
55,264± S.F. WETLAND
1.27± AC.
119,319± S.F. TOTAL
2.74± AC.
BORDERING VEGETATED WETLAND
50' BUFFER
50' BUFFER WORK LIMIT LINE
PROPOSED PAVED PARKING (40 SPACES)
PROPOSED 100' BUFFER ENHANCEMENT
2,100± S.F. FENCED YARD
WHEELCHAIR RAMP
VGC-ALONG PROPOSED RETAINING WALL
BENCHMARK: CONC. BOUND =32.4' NAVD88
PROP. "STOP" SIGN
PROP. 12" STOP BAR
PLEASANT HILL LANE
PUBLIC WAY - 33' WIDE
WIDEN PAVE

Elevations



Within Downtown Hyannis

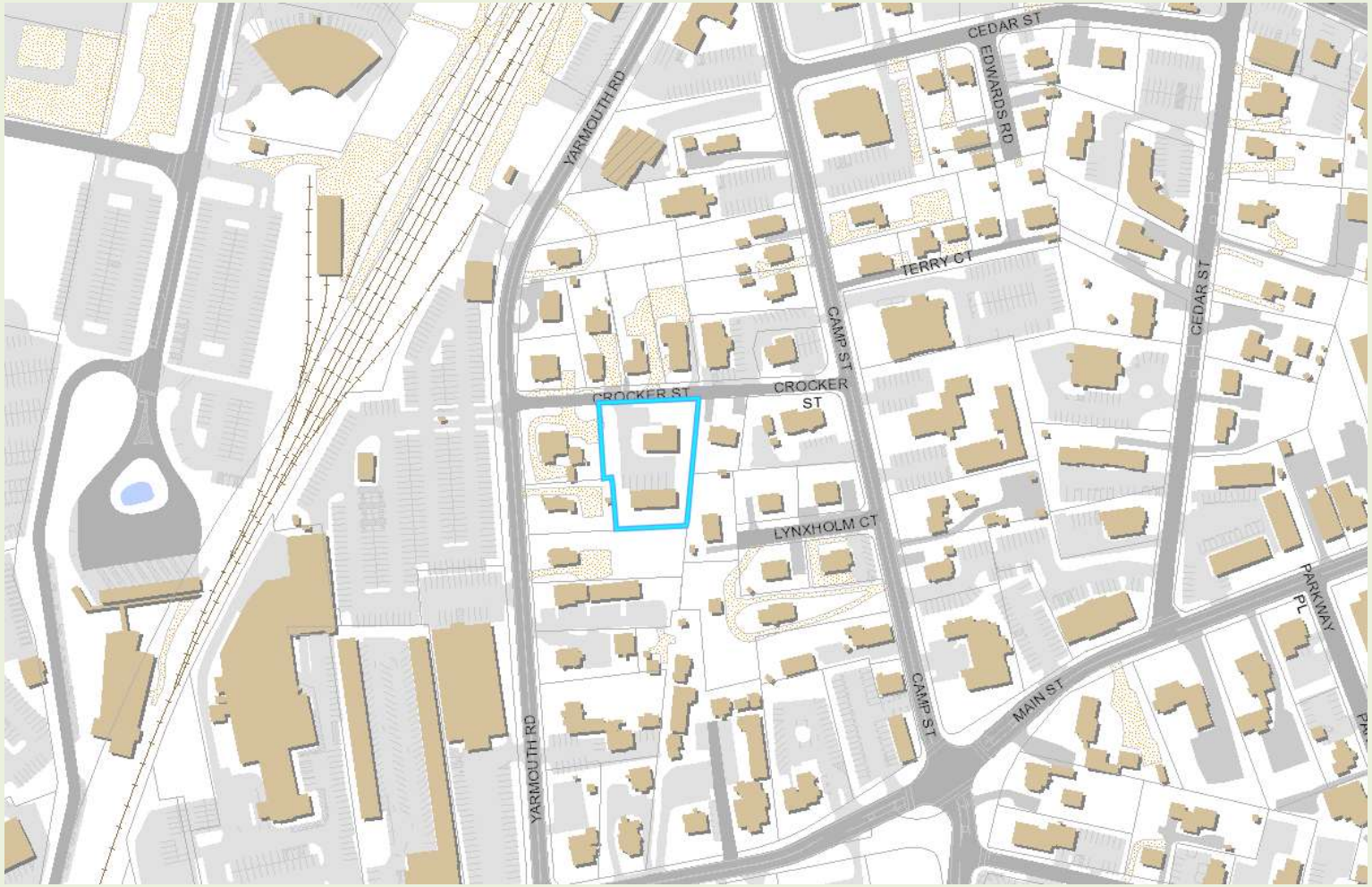
After Downtown Hyannis Zoning (February 2023-October 2026)

Permitted

Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
27 Crocker Street	8	-	-	-	-	-	-	-	
473 Main Street (Phase 2)	52	5	-	-	5	-	-	-	
TOTAL	**60**	**5**	**0**	**0**	**5**	**0**	**0**	**0**	**0**

27 Crocker Street



Permitted

Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
27 Crocker Street	8	-	-	-	-	-	-	-	
473 Main Street (Phase 2)	52	5	-	-	5	-	-	-	
TOTAL	**60**	**5**	**0**	**0**	**5**	**0**	**0**	**0**	**0**

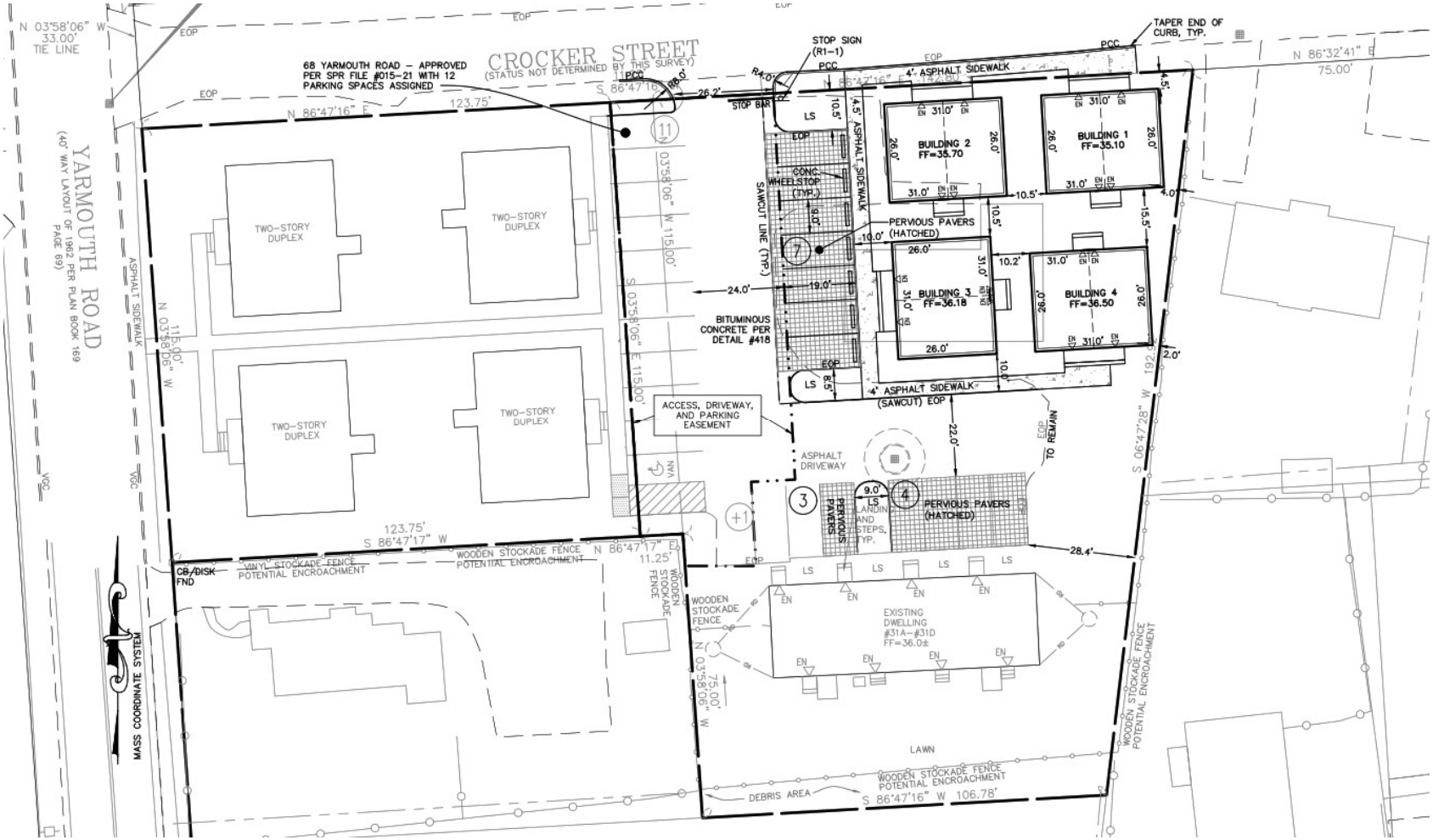
27 Crocker Street

Total Units	8 units
Total Affordable Units	0 units

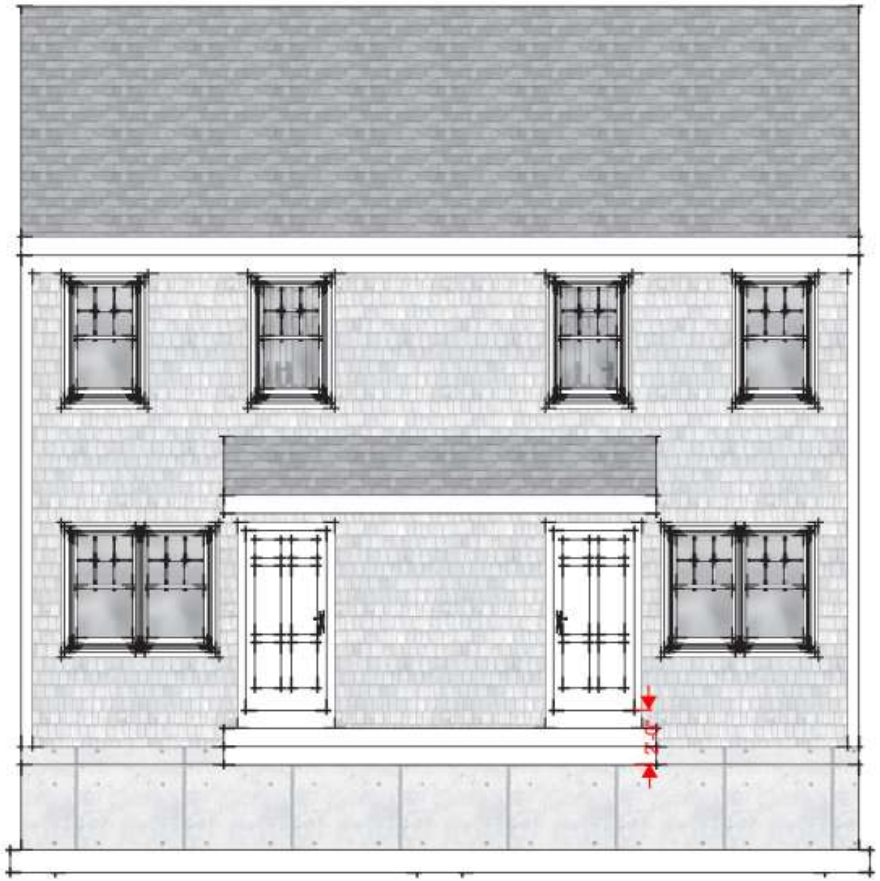
Existing Conditions

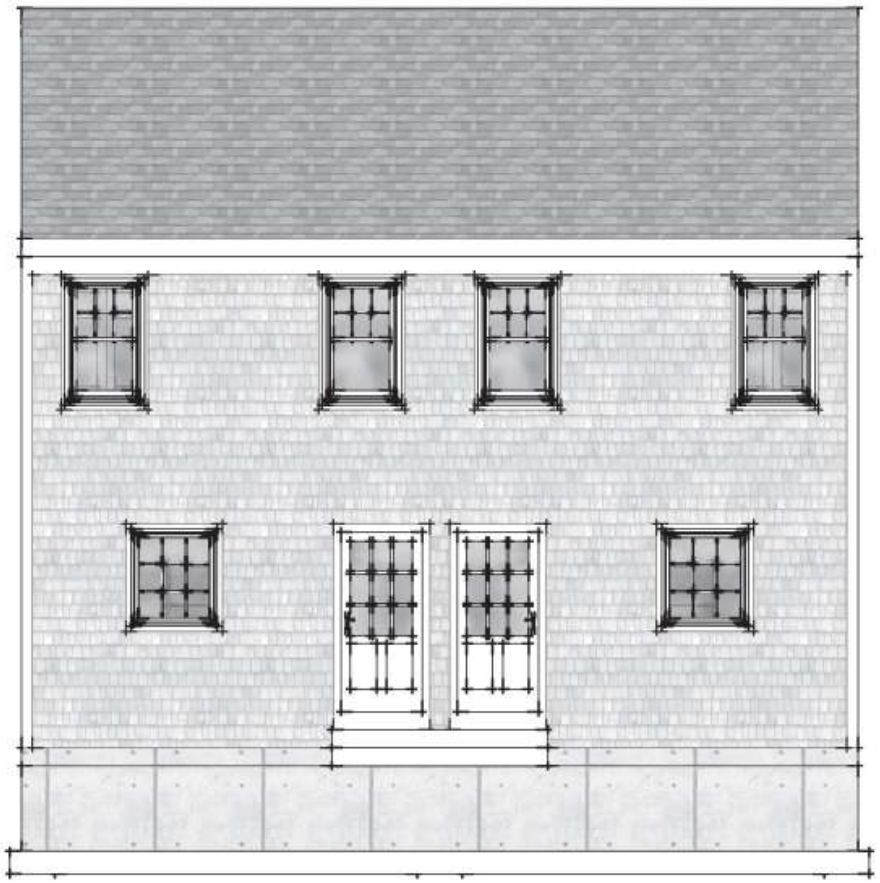


Site Plan


68 YARMOUTH ROAD – APPROVED PER SPR FILE #015-21 WITH 12 PARKING SPACES ASSIGNED
CROCKER STREET
(STATUS NOT DETERMINED BY THIS SURVEY)
YARMOUTH ROAD
(40' WAY LAYOUT OF 1962 PER PLAN BOOK 169 PAGE 69)
TAPER END OF CURB, TYP.
STOP SIGN (R1-1)
STOP BAR
4' ASPHALT SIDEWALK
4.5' ASPHALT SIDEWALK
CONC. WHEELSTOP (TYP.)
SAWCUT LINE (TYP.)
PERVIOUS PAVERS (HATCHED)
BUILDING 1 FF=35.10
BUILDING 2 FF=35.70
BUILDING 3 FF=36.18
BUILDING 4 FF=36.50
BITUMINOUS CONCRETE PER DETAIL #418
4' ASPHALT SIDEWALK (SAWCUT) EOP
ACCESS, DRIVEWAY, AND PARKING EASEMENT
ASPHALT DRIVEWAY
EOP TO REMAIN
PERVIOUS PAVERS
LANDING AND STEPS, TYP.
EXISTING DWELLING #31A–#31D FF=36.0±
TWO-STORY DUPLEX
TWO-STORY DUPLEX
TWO-STORY DUPLEX
TWO-STORY DUPLEX
VINYL STOCKADE FENCE POTENTIAL ENCROACHMENT
WOODEN STOCKADE FENCE POTENTIAL ENCROACHMENT
WOODEN STOCKADE FENCE
LAWN
DEBRIS AREA
MASS COORDINATE SYSTEM
CB/DISK FND
ASPHALT SIDEWALK
VGC
N 03°58'06" W 33.00' TIE LINE
N 86°47'16" E 123.75'
S 86°47'16" W 123.75'
N 03°58'06" W 115.00'
S 03°58'06" E 115.00'
N 03°58'06" W 75.00'
S 86°47'17" W 123.75'
N 86°47'17" E 11.25'
S 86°47'28" W 192.
N 86°32'41" E 75.00'
S 86°47'16" W 106.78'

Elevations





473 Main Street (Phase 2)



Permitted

Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
27 Crocker Street	8	-	-	-	-	-	-	-	
473 Main Street (Phase 2)	52	5	-	-	5	-	-	-	
TOTAL	**60**	**5**	**0**	**0**	**5**	**0**	**0**	**0**	**0**

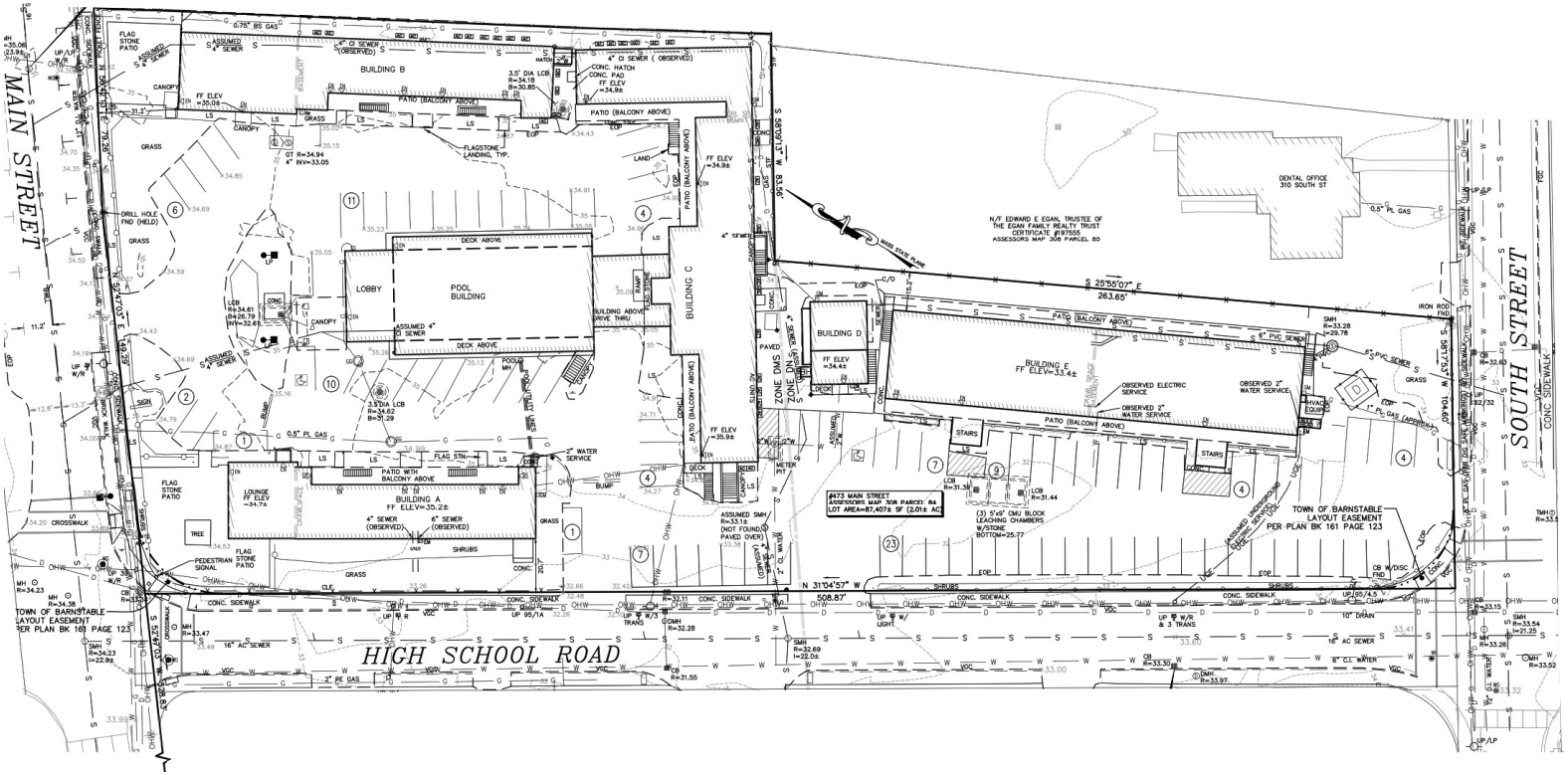
473 Main Street (Phase 2)

Total Units	52 units
Total Affordable Units	5 units

Existing Conditions



Site Plan


MAIN STREET
SOUTH STREET
HIGH SCHOOL ROAD
BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
LOBBY
POOL BUILDING
DENTAL OFFICE 310 SOUTH ST
#473 MAIN STREET
ASSESSORS MAP 308 PARCEL 84
LOT AREA=87,407± SF (2.01± AC)
TOWN OF BARNSTABLE LAYOUT EASEMENT PER PLAN BK 161 PAGE 123
N/F EDWARD E EGAN, TRUSTEE OF THE EGAN FAMILY REALTY TRUST CERTIFICATE #19755E ASSESSORS MAP 308 PARCEL 85
S 25°55'07" E 263.65'
N 31°04'57" W 508.87'
S 63°09'53" W 83.56'
S 26°54'30" W 230.00'
S 63°05'30" E 149.87'
N 26°54'30" E 230.00'

Elevations





Within Downtown Hyannis

After Downtown Hyannis Zoning (February 2023-October 2026)

Under Construction
Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	-	
337 Main Street	22	2	-	-	2	-	-	-	
282 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	6	-	-	-	-	-	-	-	
79 Center Street	9	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
268 Stevens Street	50	46	-	-	-	-	31	15	
199 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	-	
Dockside 115 School Street	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	**384**	**95**	**0**	**12**	**19**	**18**	**31**	**15**	**0**

91 Louis Street



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	-	
337 Main Street	22	2	-	-	2	-	-	-	
282 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	6	-	-	-	-	-	-	-	
79 Center Street	9	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
268 Stevens Street	50	46	-	-	-	-	31	15	
199 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	-	
Dockside 115 School Street	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	**384**	**95**	**0**	**12**	**19**	**18**	**31**	**15**	**0**

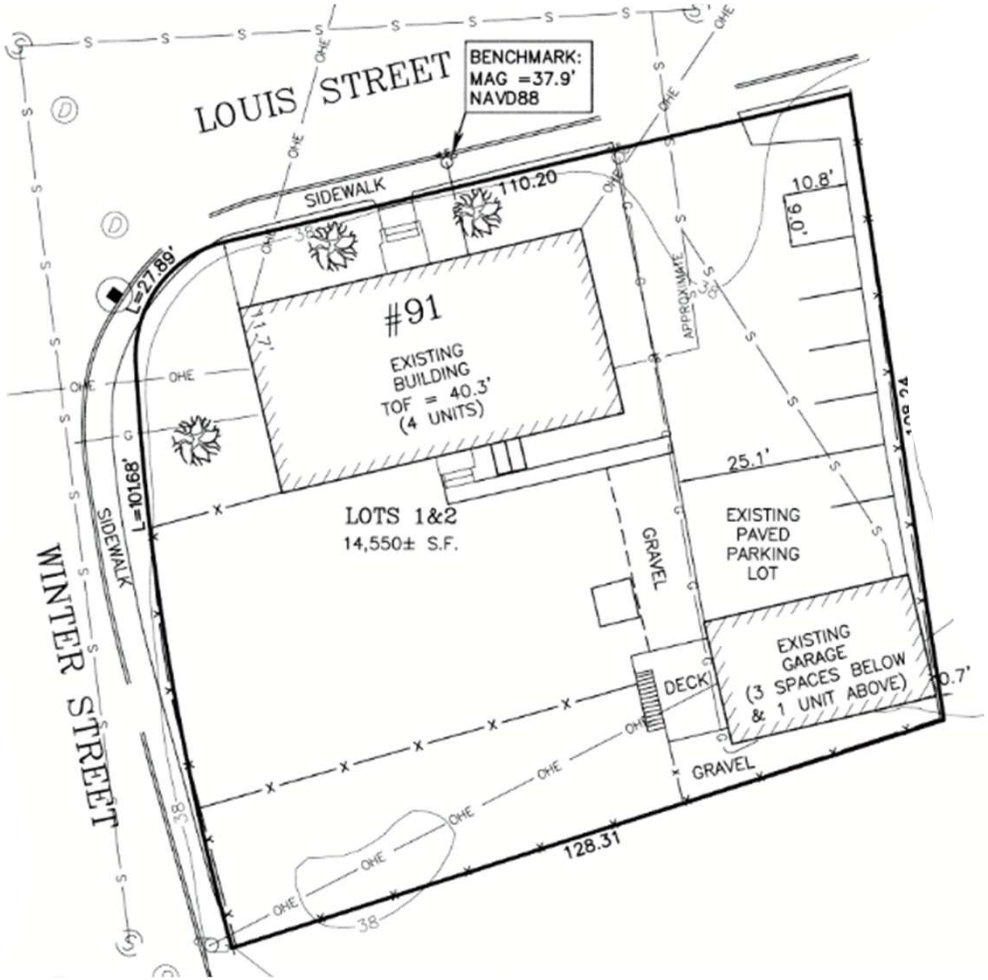
91 Louis Street

Total Units	4 units
Total Affordable Units	0 units

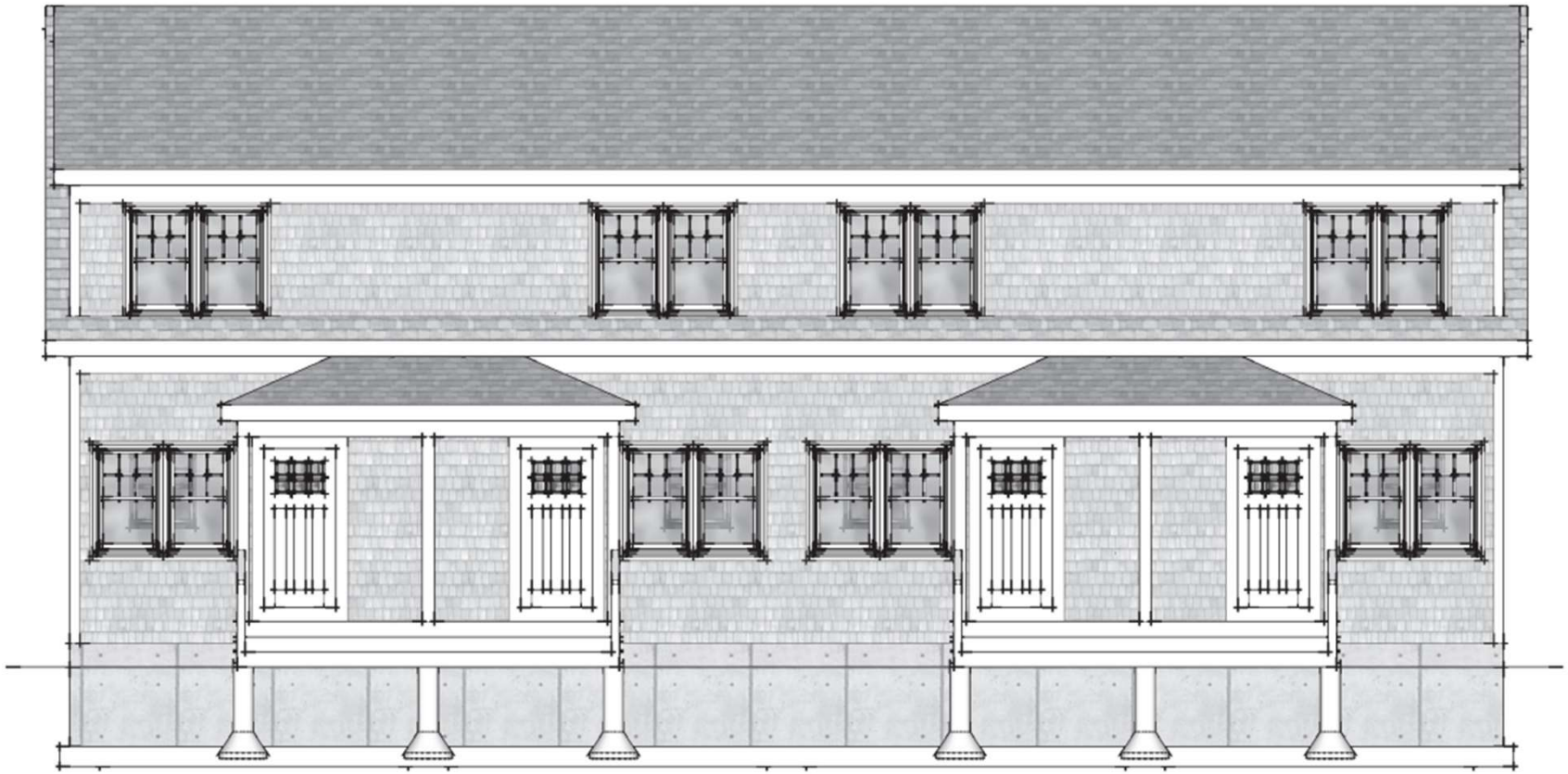
Existing Conditions



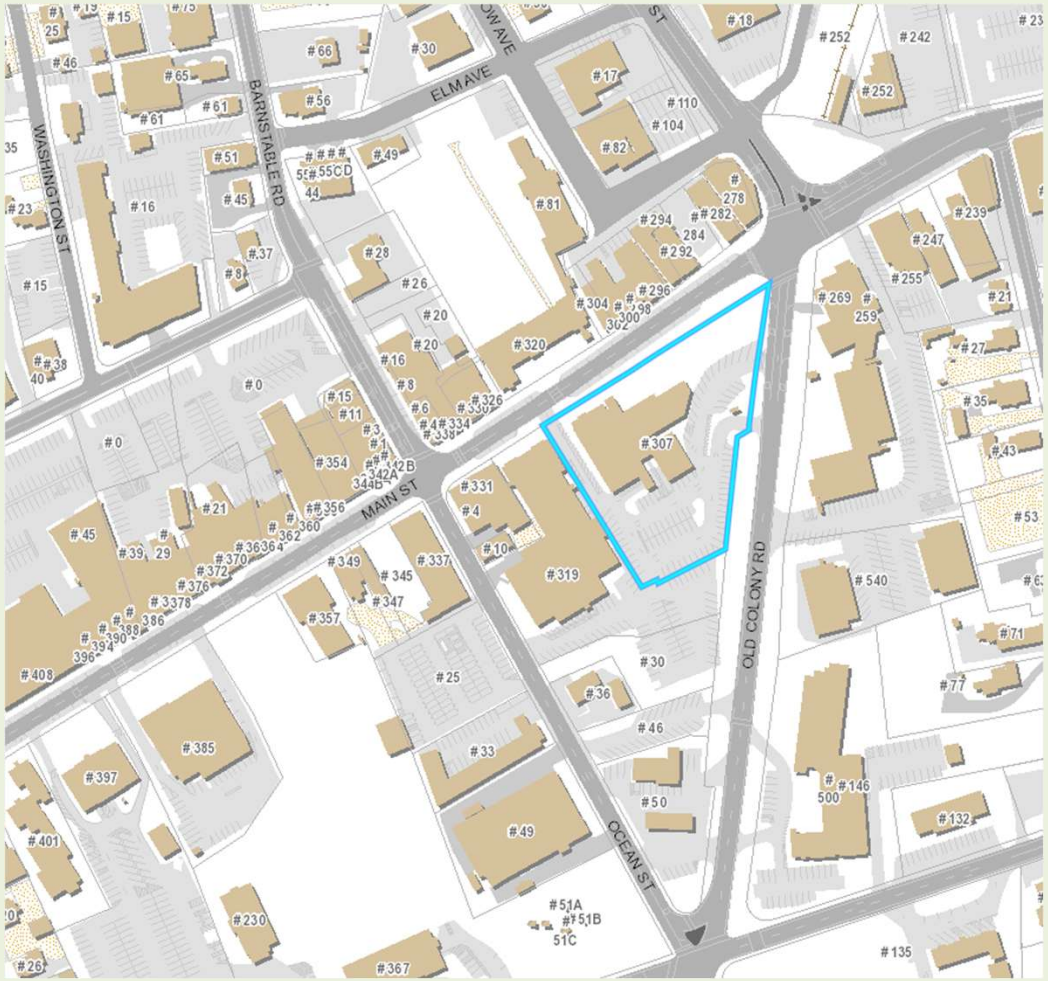
Site Plan


LOUIS STREET
BENCHMARK:
MAG =37.9'
NAVD88
SIDEWALK
110.20
10.8'
9.0'
27.89'
#91
EXISTING
BUILDING
TOF = 40.3'
(4 UNITS)
APPROXIMATE
41.7'
OHE
SIDEWALK
101.68'
WINTER STREET
LOTS 1&2
14,550± S.F.
GRAVEL
25.1'
EXISTING
PAVED
PARKING
LOT
EXISTING
GARAGE
(3 SPACES BELOW
& 1 UNIT ABOVE)
DECK
GRAVEL
128.31
38

Elevations



307 Main Street



Under Construction

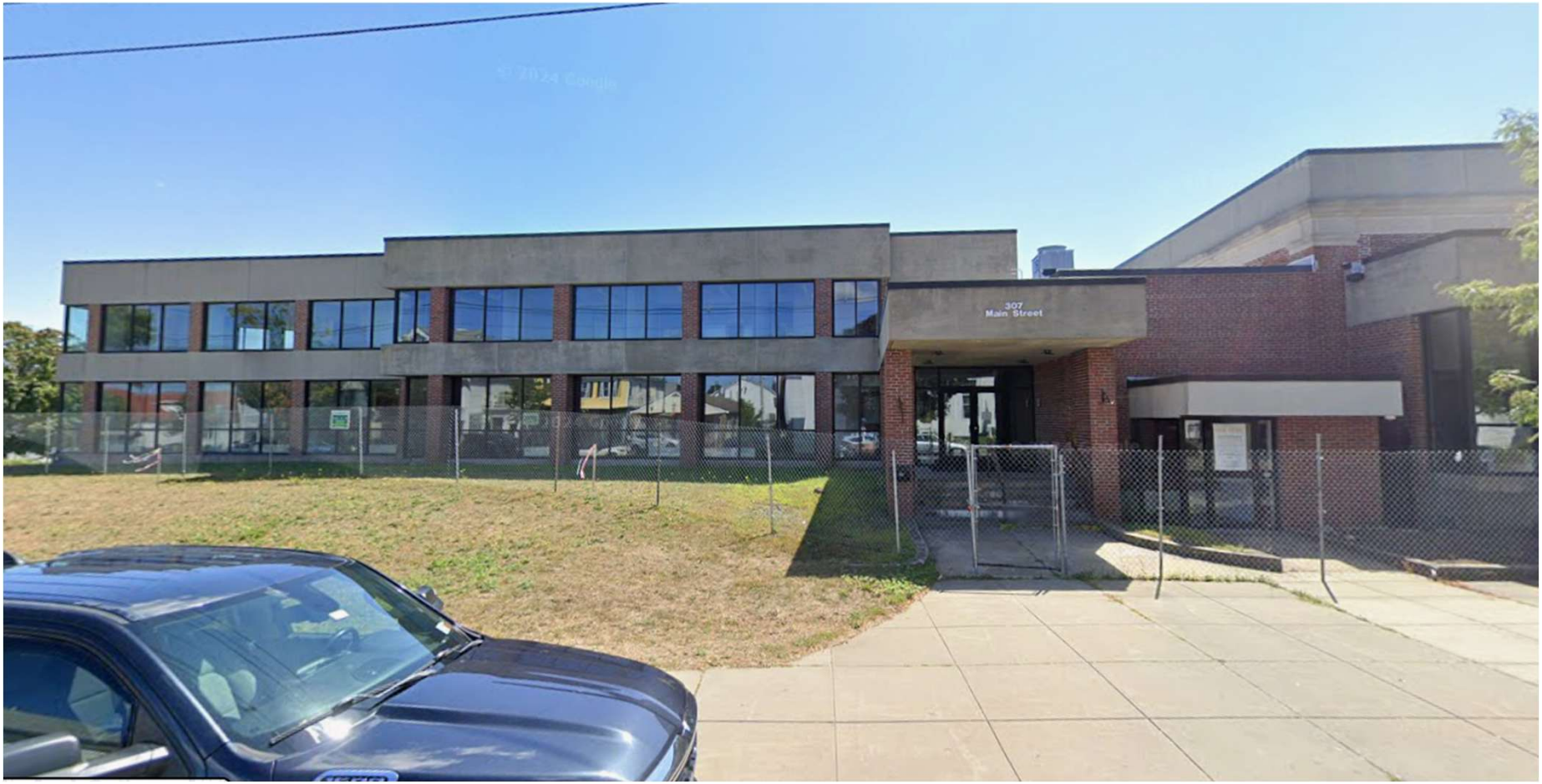
Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	-	
337 Main Street	22	2	-	-	2	-	-	-	
282 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	6	-	-	-	-	-	-	-	
79 Center Street	9	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
268 Stevens Street	50	46	-	-	-	-	31	15	
199 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	-	
Dockside 115 School Street	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	**384**	**95**	**0**	**12**	**19**	**18**	**31**	**15**	**0**

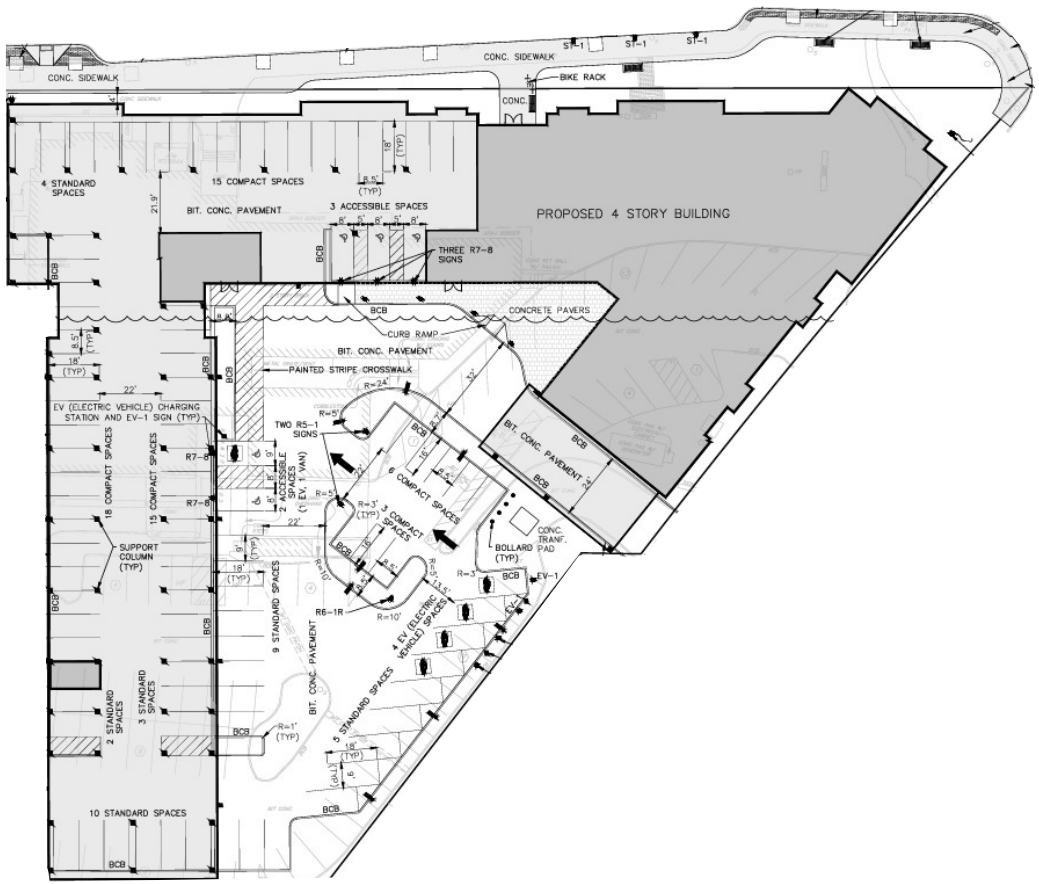
307 Main Street

Total Units	120 units
Total Affordable Units	30 units

Existing Conditions



Site Plan

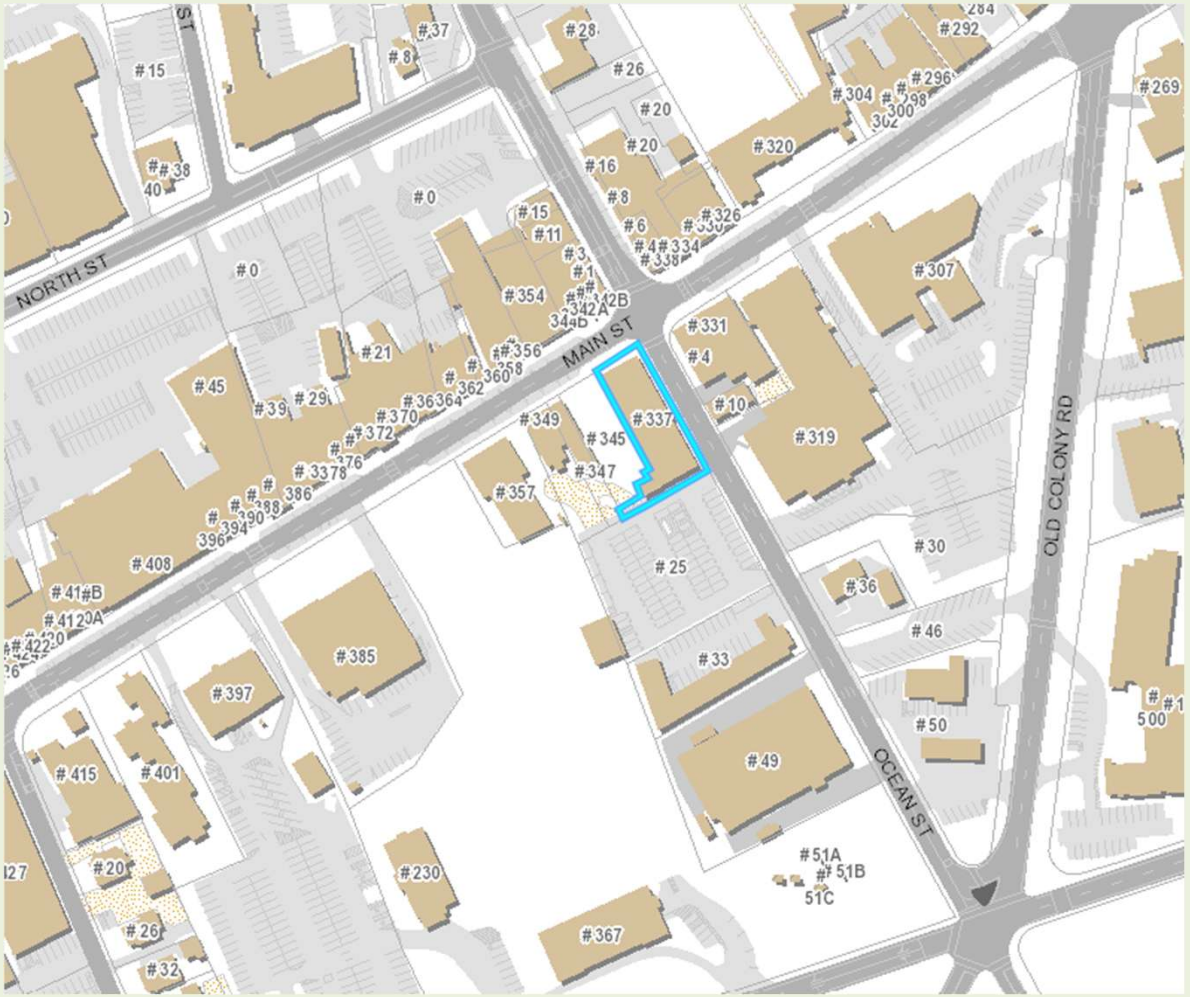

CONC. SIDEWALK
CONC. SIDEWALK
BIKE RACK
ST-1
ST-1
ST-1
4 STANDARD SPACES
15 COMPACT SPACES
BIT. CONC. PAVEMENT
3 ACCESSIBLE SPACES
PROPOSED 4 STORY BUILDING
THREE R7-8 SIGNS
BCB
CONCRETE PAVERS
CURB RAMP
BIT. CONC. PAVEMENT
PAINTED STRIPE CROSSWALK
EV (ELECTRIC VEHICLE) CHARGING STATION AND EV-1 SIGN (TYP)
TWO R5-1 SIGNS
2 ACCESSIBLE SPACES (1 EV, 1 VAN)
6 COMPACT SPACES
3 COMPACT SPACES
BOLLARD (TYP)
CONC. TRANF. PAD
EV-1
18 COMPACT SPACES
15 COMPACT SPACES
SUPPORT COLUMN (TYP)
R7-8
R6-1R
9 STANDARD SPACES
4 EV (ELECTRIC VEHICLE) SPACES
5 STANDARD SPACES
BIT. CONC. PAVEMENT
2 STANDARD SPACES
3 STANDARD SPACES
10 STANDARD SPACES

Elevations





337 Main Street



Under Construction

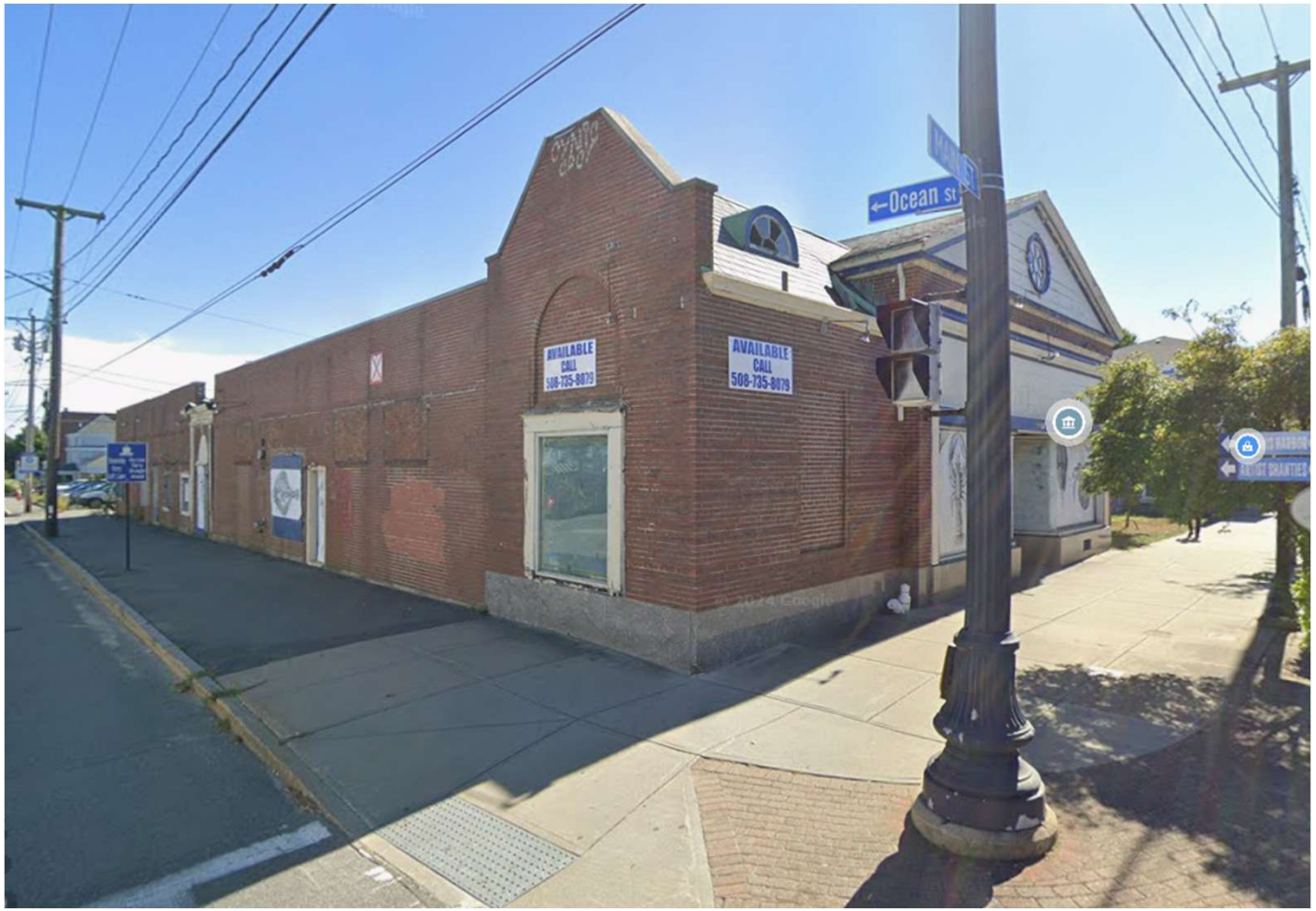
Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	-	
337 Main Street	22	2	-	-	2	-	-	-	
282 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	6	-	-	-	-	-	-	-	
79 Center Street	9	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
268 Stevens Street	50	46	-	-	-	-	31	15	
199 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	-	
Dockside 115 School Street	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	**384**	**95**	**0**	**12**	**19**	**18**	**31**	**15**	**0**

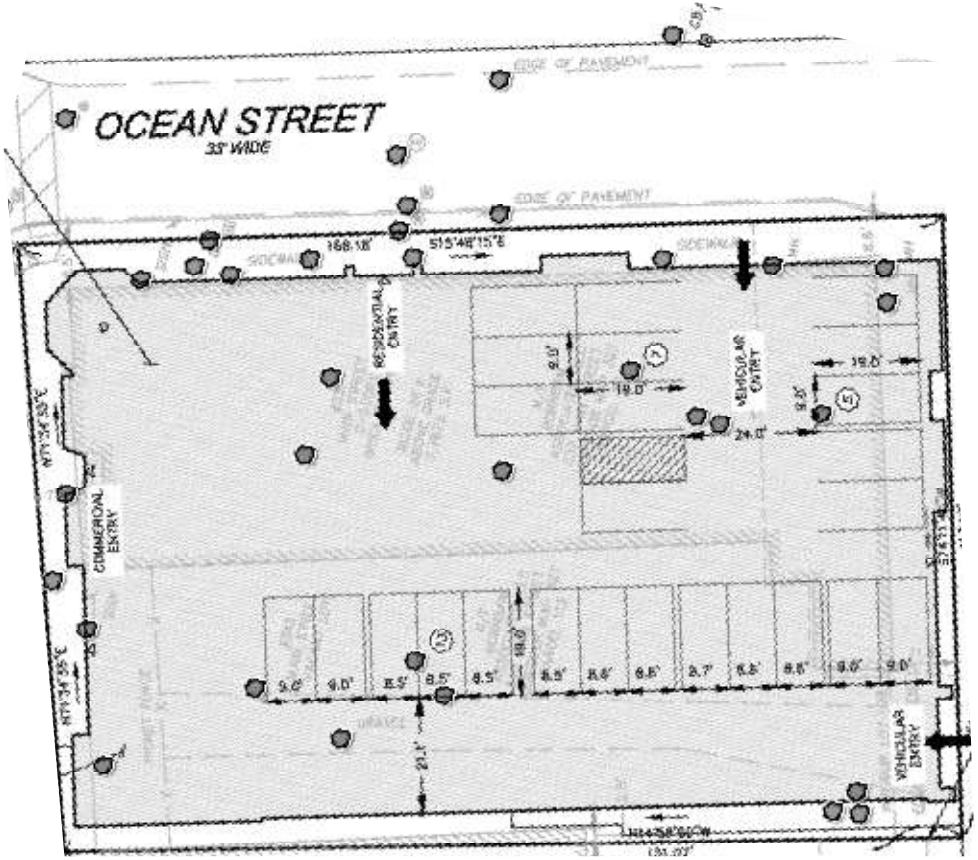
337 Main Street

Total Units	22 units
Total Affordable Units	2 units

Existing Conditions



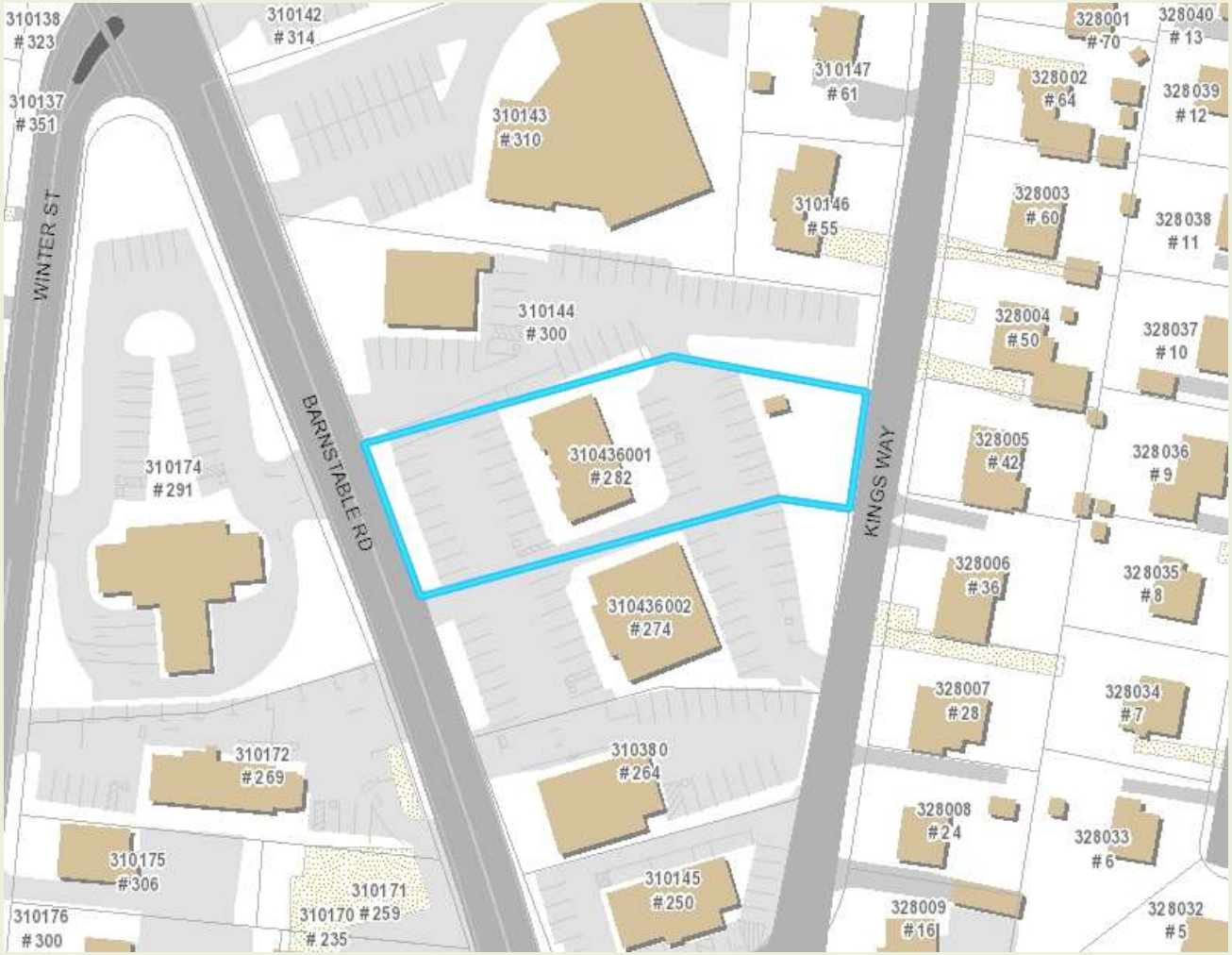
Site Plan


OCEAN STREET
33' WIDE
EDGE OF PAVEMENT
EDGE OF PAVEMENT
168.18'
S15°48'15"E
SIDEWALK
SIDEWALK
VEHICULAR EXIT
VEHICULAR EXIT
COMMERCIAL ENTRY
VEHICULAR ENTRY
N15°48'15"W
168.18'
S74°58'00"W
9.0'
19.0'
24.0'
9.5'
19.0'
9.0'
9.0'
8.5'
8.5'
8.5'
8.5'
8.5'
8.5'
8.5'
8.5'
9.0'
9.0'
21.1'

Elevations



282 Barnstable Road



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	-	
337 Main Street	22	2	-	-	2	-	-	-	
282 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	6	-	-	-	-	-	-	-	
79 Center Street	9	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
268 Stevens Street	50	46	-	-	-	-	31	15	
199 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	-	
Dockside 115 School Street	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	**384**	**95**	**0**	**12**	**19**	**18**	**31**	**15**	**0**

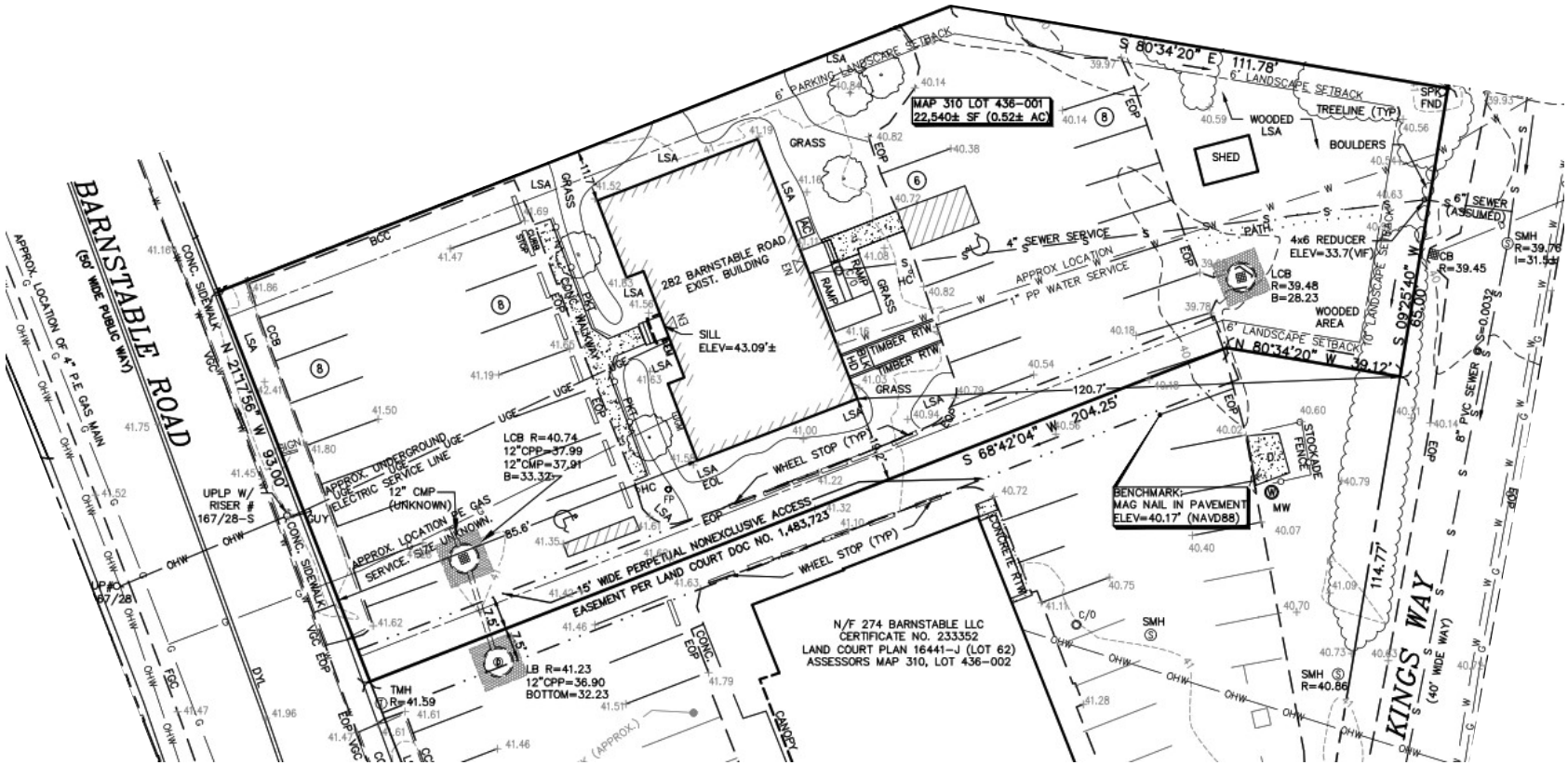
282 Barnstable Road

Total Units	29 units
Total Affordable Units	3 units

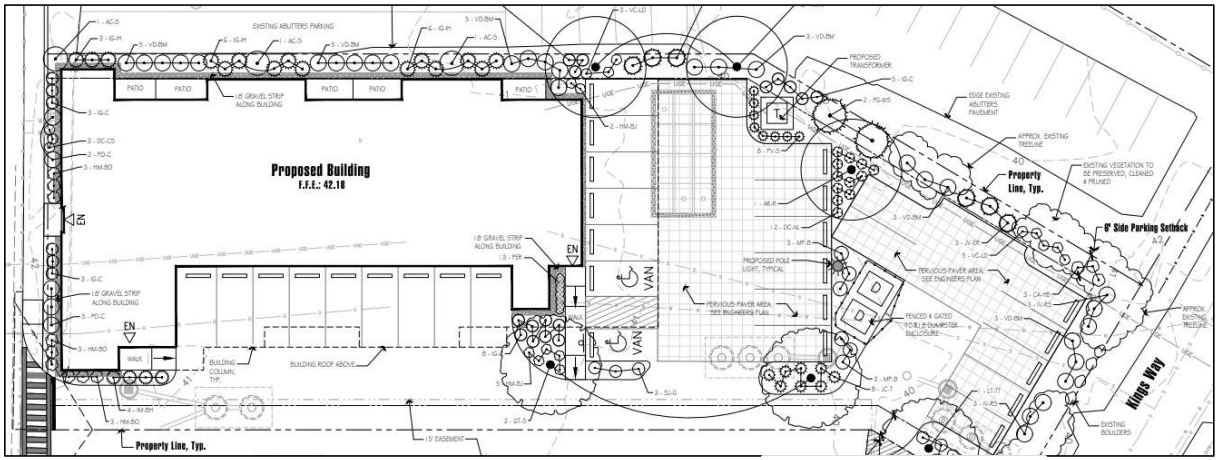
Existing Conditions



Site Plan

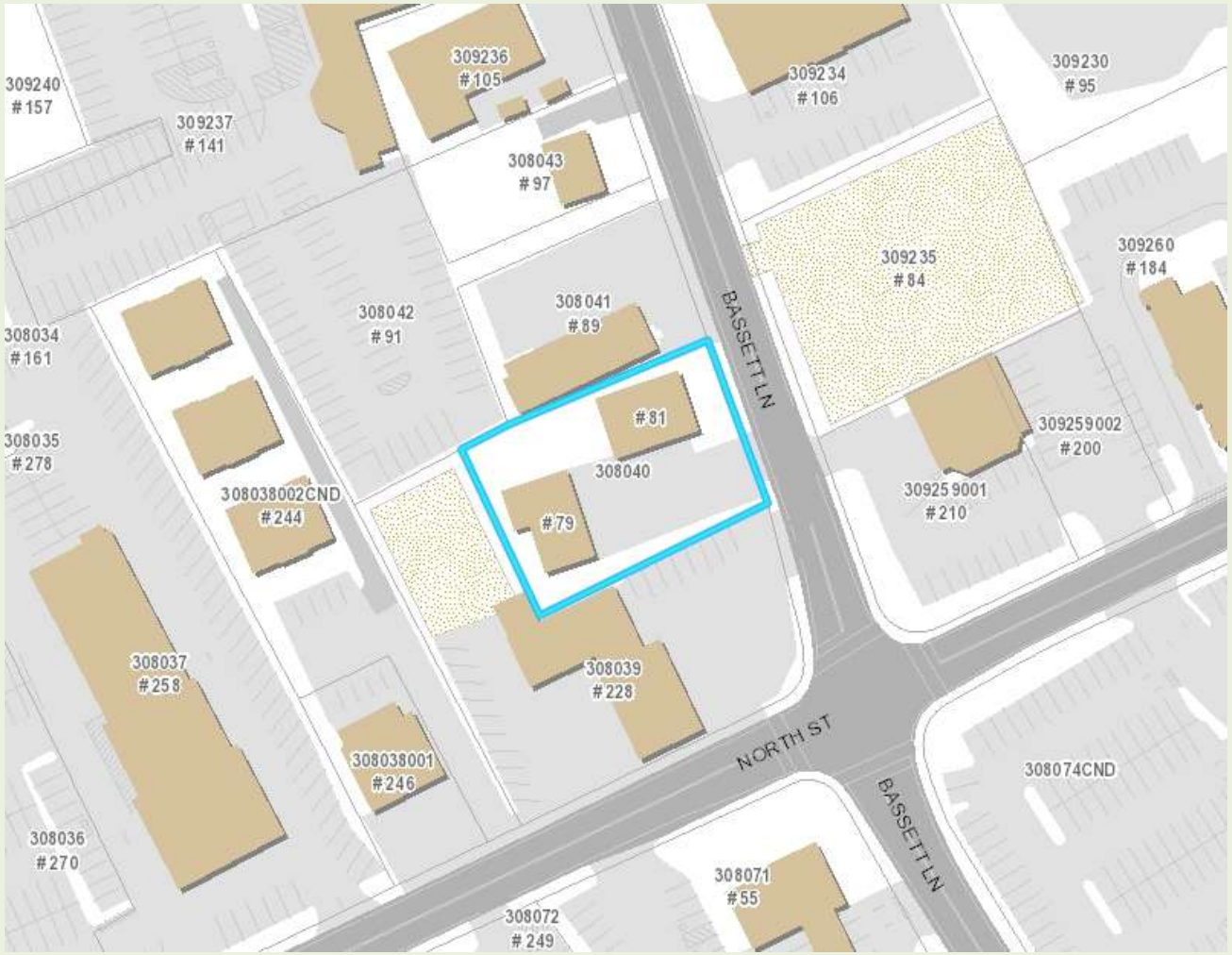

BARNSTABLE ROAD
(50' WIDE PUBLIC WAY)
KINGS WAY
(40' WIDE WAY)
MAP 310 LOT 436-001
22,540± SF (0.52± AC)
282 BARNSTABLE ROAD
EXIST. BUILDING
SILL
ELEV=43.09'±
S 80°34'20" E 111.78'
N 21°17'56" W 99.00'
S 68°42'04" W 204.25'
N 80°34'20" W 39.12'
S 09°25'40" W
63.00'
114.77'
120.7'
85.6'
15' WIDE PERPETUAL NONEXCLUSIVE ACCESS EASEMENT PER LAND COURT DOC NO. 1,483,723
N/F 274 BARNSTABLE LLC
CERTIFICATE NO. 233352
LAND COURT PLAN 16441-J (LOT 62)
ASSESSORS MAP 310, LOT 436-002
BENCHMARK:
MAG NAIL IN PAVEMENT
ELEV=40.17' (NAVD88)
WOODED LSA
WOODED AREA
SHED
BOULDERS
TREELINE (TYP)
GRASS
LSA
6' PARKING LANDSCAPE SETBACK
6' LANDSCAPE SETBACK
10' LANDSCAPE SETBACK
16' LANDSCAPE SETBACK
4" SEWER SERVICE
APPROX LOCATION 1" PP WATER SERVICE
6" SEWER (ASSUMED)
8" PVC SEWER S=0.0032
4x6 REDUCER
ELEV=33.7(VIF)
LCB
R=39.48
B=28.23
LCB
R=39.45
SMH
R=39.76
I=31.5±
SMH
R=40.86
TMH
R=41.59
LB R=41.23
12"CPP=36.90
BOTTOM=32.23
LCB R=40.74
12"CPP=37.99
12"CMP=37.91
B=33.32'
12" CMP
(UNKNOWN)
APPROX. LOCATION OF 4" P.E. GAS MAIN
SERVICE SIZE UNKNOWN.
APPROX. UNDERGROUND ELECTRIC SERVICE LINE
UPLP W/ RISER # 167/28-S
UP#O 97/28
TIMBER RTW
CONCRETE RTW
WHEEL STOP (TYP)
STOCKADE FENCE
CONC. SIDEWALK
CONC. WALKWAY
RAMP
EOP
EOL
BCC
CCB
FHC
HC
SPK FND
MW
C/O
SMH

Elevations


Proposed Building
F.F.E.: 42.18
Property Line, Typ.
6' Side Parking Setback
Kings Way
15' EASEMENT



79 Bassett Lane



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	-	
337 Main Street	22	2	-	-	2	-	-	-	
282 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	6	-	-	-	-	-	-	-	
79 Center Street	9	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
268 Stevens Street	50	46	-	-	-	-	31	15	
199 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	-	
Dockside 115 School Street	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	**384**	**95**	**0**	**12**	**19**	**18**	**31**	**15**	**0**

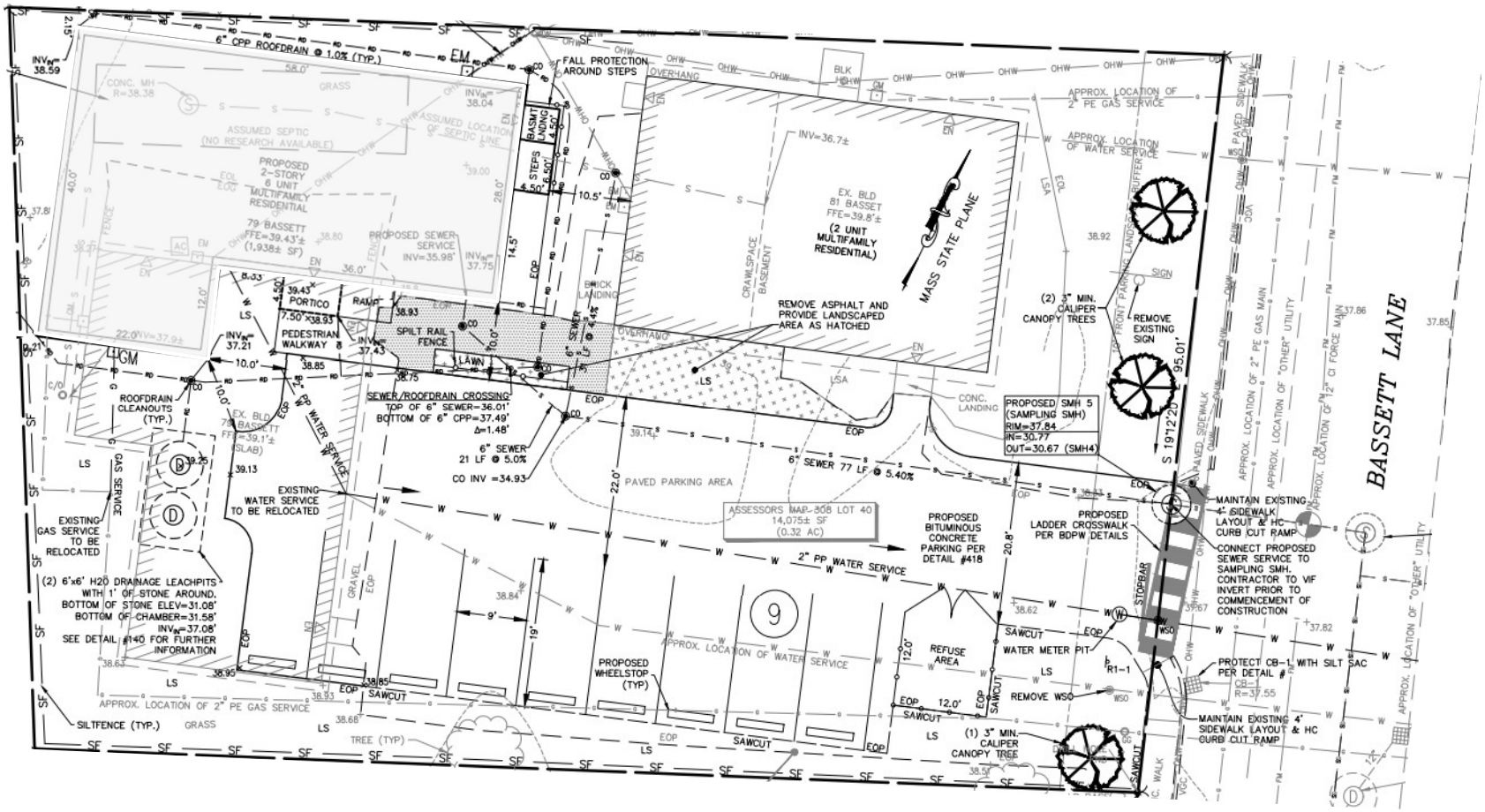
79 Bassett Lane

Total Units	6 units
Total Affordable Units	0 units

Existing Conditions



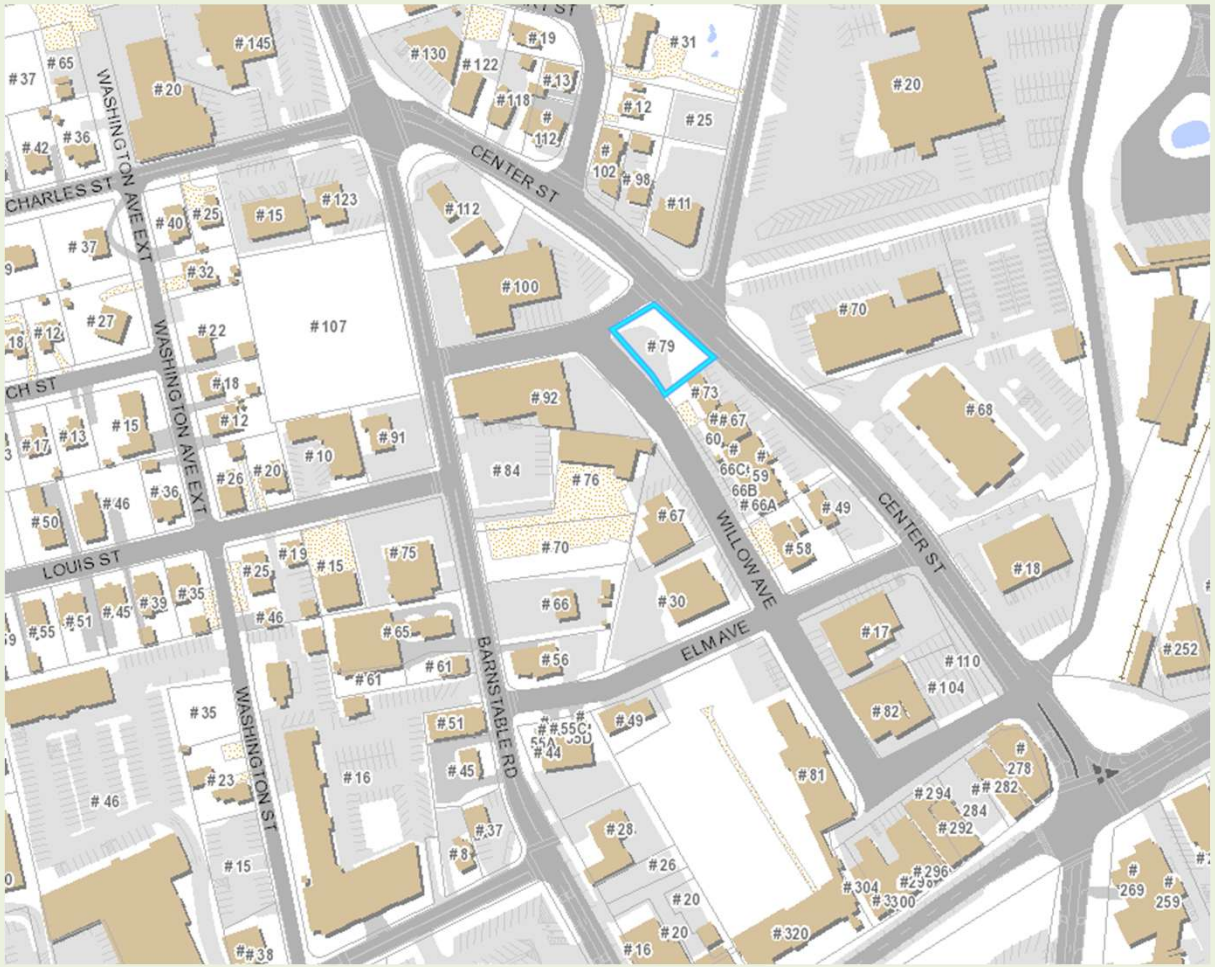
Site Plan


BASSETT LANE
PROPOSED 2-STORY 6 UNIT MULTIFAMILY RESIDENTIAL
79 BASSETT FFE=39.43'± (1,938± SF)
EX. BLD 81 BASSET FFE=39.8'± (2 UNIT MULTIFAMILY RESIDENTIAL)
PROPOSED SMH 5 (SAMPLING SMH) RIM=37.84 IN=30.77 OUT=30.67 (SMH4)
ASSESSORS MAP 308 LOT 40 14,075± SF (0.32 AC)
PROPOSED BITUMINOUS CONCRETE PARKING PER DETAIL #418
PROPOSED LADDER CROSSWALK PER BDPW DETAILS
PAVED PARKING AREA
REMOVE ASPHALT AND PROVIDE LANDSCAPED AREA AS HATCHED
(2) 3" MIN. CALIPER CANOPY TREES
REMOVE EXISTING SIGN
MAINTAIN EXISTING 4' SIDEWALK LAYOUT & HC CURB CUT RAMP
CONNECT PROPOSED SEWER SERVICE TO SAMPLING SMH. CONTRACTOR TO VIF INVERT PRIOR TO COMMENCEMENT OF CONSTRUCTION
PROTECT CB-1 WITH SILT SAC PER DETAIL #
REMOVE WSO
(1) 3" MIN. CALIPER CANOPY TREE
EXISTING WATER SERVICE TO BE RELOCATED
EXISTING GAS SERVICE TO BE RELOCATED
(2) 6'x6' H20 DRAINAGE LEACHPITS WITH 1' OF STONE AROUND. BOTTOM OF STONE ELEV=31.08' BOTTOM OF CHAMBER=31.58' INV=37.08' SEE DETAIL #140 FOR FURTHER INFORMATION
SEWER/ROOFDRAIN CROSSING TOP OF 6" SEWER=36.01' BOTTOM OF 6" CPP=37.49' Δ=1.48'
6" SEWER 21 LF @ 5.0%
6" SEWER 77 LF @ 5.40%
2" PP WATER SERVICE
PROPOSED WHEELSTOP (TYP)
WATER METER PIT
REFUSE AREA
ROOFDRAIN CLEANOUTS (TYP.)
SILTFENCE (TYP.)
APPROX. LOCATION OF 2" PE GAS SERVICE
APPROX. LOCATION OF WATER SERVICE
APPROX. LOCATION OF 2" PE GAS MAIN
APPROX. LOCATION OF "OTHER" UTILITY
APPROX. LOCATION OF 12" CI FORCE MAIN
PAVED SIDEWALK
6" CPP ROOFDRAIN @ 1.0% (TYP.)
FALL PROTECTION AROUND STEPS
PORTICO
PEDESTRIAN WALKWAY
SPLIT RAIL FENCE
BRICK LANDING
CRAWLSPACE BASEMENT
MASS STATE PLANE
S 19°12'20" 95.01'
22.0'
20.8'
19'
9'
12.0'

Elevations



79 Center Street



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	-	
337 Main Street	22	2	-	-	2	-	-	-	
282 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	6	-	-	-	-	-	-	-	
79 Center Street	9	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
268 Stevens Street	50	46	-	-	-	-	31	15	
199 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	-	
Dockside 115 School Street	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	**384**	**95**	**0**	**12**	**19**	**18**	**31**	**15**	**0**

79 Center Street

Total Units	9 units
Total Affordable Units	0 units

Existing Conditions



Site Plan


Center Street
Dynaflow Drive
Proposed Apartment Building
1 - AR-A
6 - RF-G
5 - IC-HO
4 - SS
2 - SS
2 - IV-RS
1 - AR-A
LOAM & SEED, TYP.
3 - IV-RS
8 - RF-G
1 - AR-A
2 - CA-H
4 - SS
3 - IC-HO
1 - AR-A
1 - TO-EG
3 - VD-BM
6 - PF-PB
3 - IC-HO
3 - VD-BM
18" WIDE CRUSHED STONE MULCH TO MEET FIRE CODE, TYP.
10 - JH-BH
7 - FV-S
1 - UA-P
LOAM & SEED, TYP.
STAIRS
2 - SS
7 - IG-S
VAN
TRASH REC
STORAGE
LOAM &

Elevations







11 Potter Avenue



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	-	
337 Main Street	22	2	-	-	2	-	-	-	
282 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	6	-	-	-	-	-	-	-	
79 Center Street	9	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
268 Stevens Street	50	46	-	-	-	-	31	15	
199 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	-	
Dockside 115 School Street	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	**384**	**95**	**0**	**12**	**19**	**18**	**31**	**15**	**0**

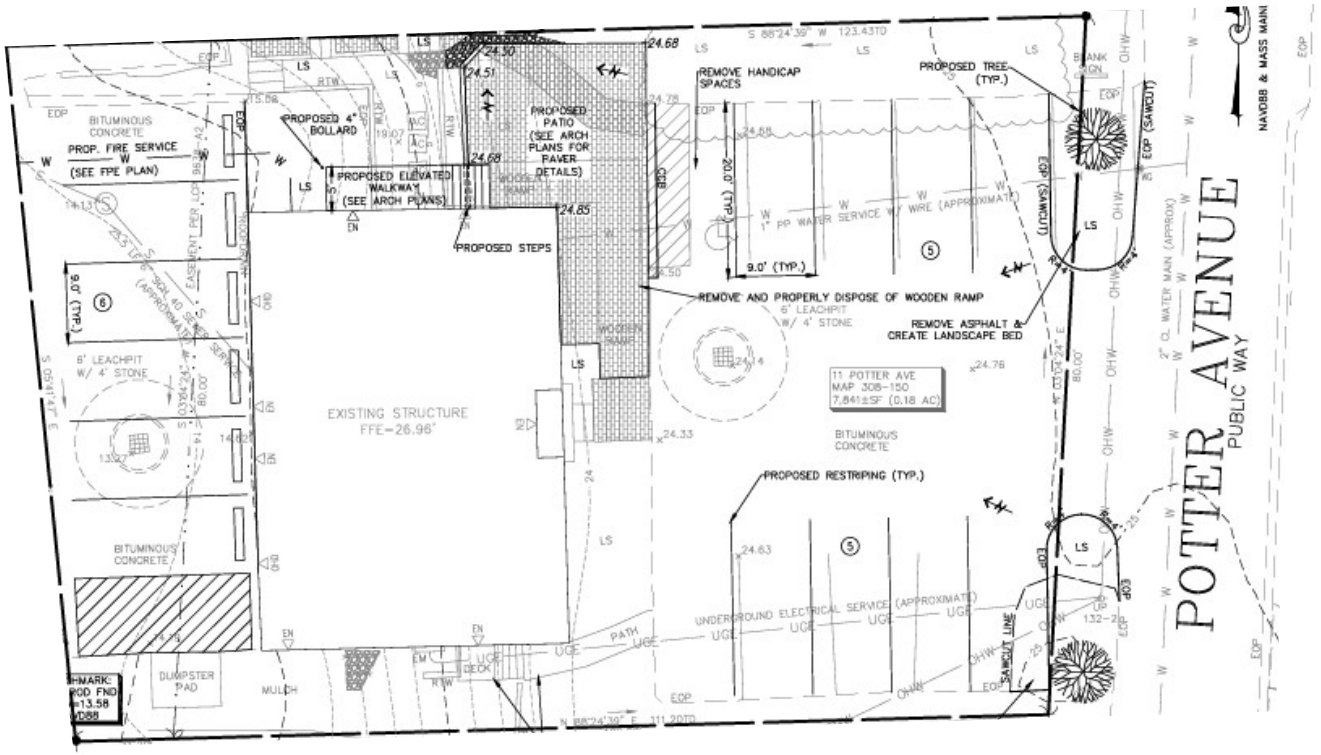
11 Potter Avenue

Total Units	5 units
Total Affordable Units	0 units

Existing Conditions



Site Plan


POTTER AVENUE
PUBLIC WAY
NAVOBB & MASS MAIN
REMOVE HANDICAP SPACES
PROPOSED TREE (TYP.)
PROPOSED 4" BOLLARD
PROPOSED PATIO (SEE ARCH PLANS FOR PAVER DETAILS)
PROPOSED ELEVATED WALKWAY (SEE ARCH PLANS)
PROPOSED STEPS
PROP. FIRE SERVICE (SEE FPE PLAN)
REMOVE AND PROPERLY DISPOSE OF WOODEN RAMP
REMOVE ASPHALT & CREATE LANDSCAPE BED
EXISTING STRUCTURE FFE=26.96'
11 POTTER AVE MAP 306-150 7,841±SF (0.18 AC)
PROPOSED RESTRIPING (TYP.)
BITUMINOUS CONCRETE
6' LEACHPIT W/ 4' STONE
UNDERGROUND ELECTRICAL SERVICE (APPROXIMATE)
DUMPSTER PAD
MULCH
SAWCUT LINE
BENCHMARK: ROD FND EL=13.58 NAVD88

Elevations

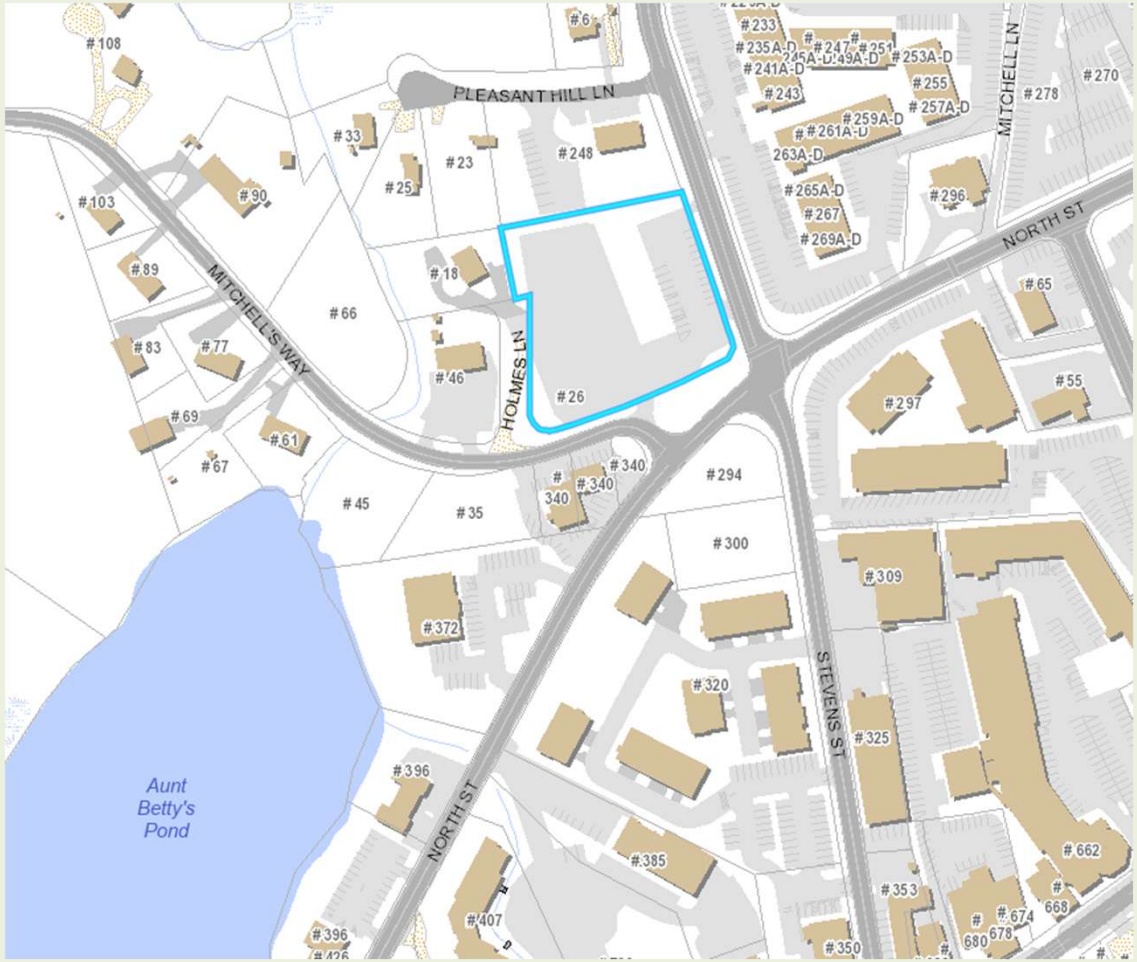


3 EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



1 EXISTING FRONT ELEVATION
1/4" = 1'-0"

268 Stevens Street



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	-	
337 Main Street	22	2	-	-	2	-	-	-	
282 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	6	-	-	-	-	-	-	-	
79 Center Street	9	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
268 Stevens Street	50	46	-	-	-	-	31	15	
199 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	-	
Dockside 115 School Street	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	**384**	**95**	**0**	**12**	**19**	**18**	**31**	**15**	**0**

268 Stevens Street

Total Units	50 units
Total Affordable Units	46 units

Existing Conditions



Site Plan

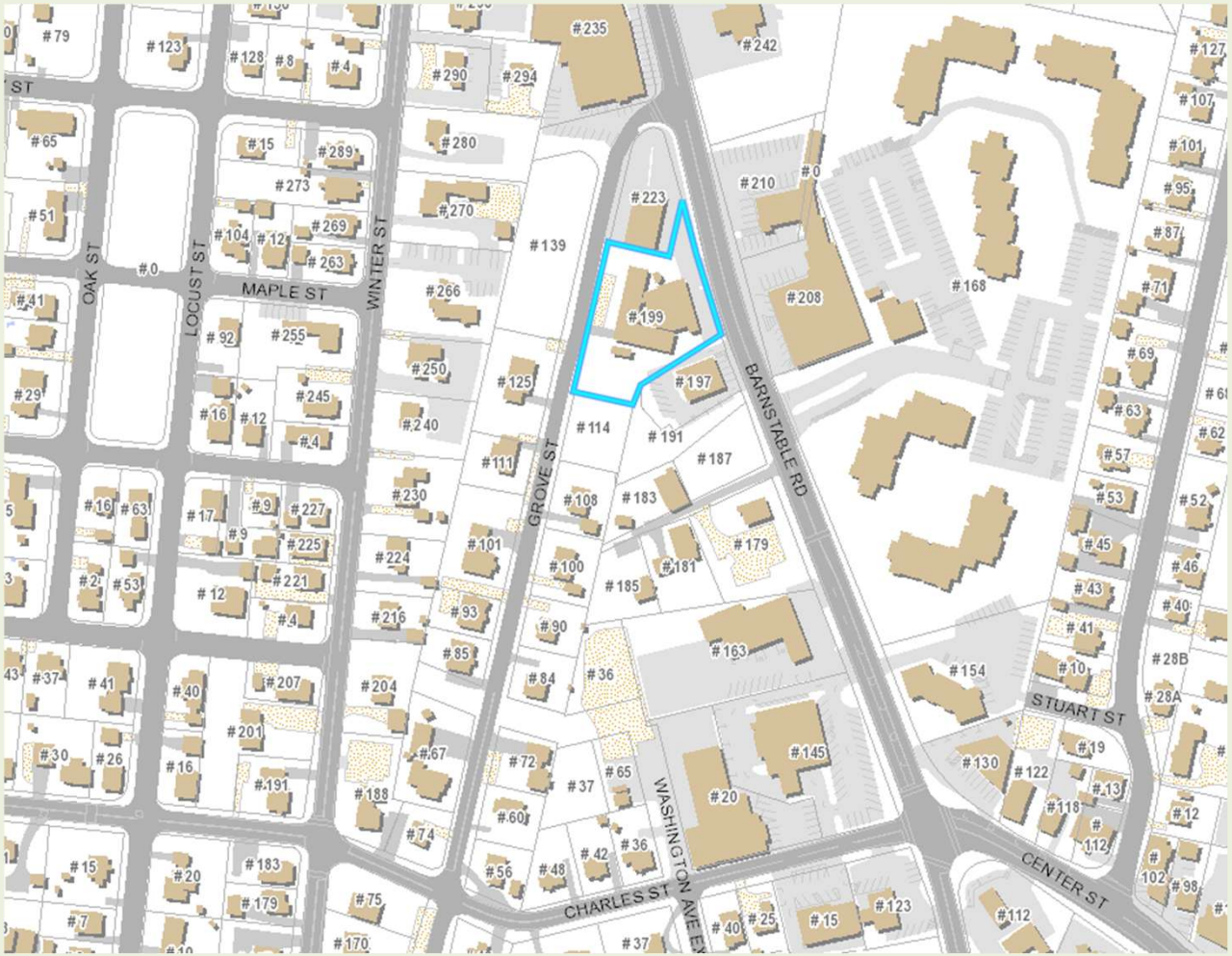

STEVENS STREET
NORTH STREET
LS WAY
UNDERGROUND INFILTRATION SYSTEM
INFILTRATION SYSTEM C
INFILTRATION SYSTEM D
RESIDENTIAL BUILDING
SITE

Elevations





199 Barnstable Road



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	-	
337 Main Street	22	2	-	-	2	-	-	-	
282 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	6	-	-	-	-	-	-	-	
79 Center Street	9	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
268 Stevens Street	50	46	-	-	-	-	31	15	
199 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	-	
Dockside 115 School Street	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	**384**	**95**	**0**	**12**	**19**	**18**	**31**	**15**	**0**

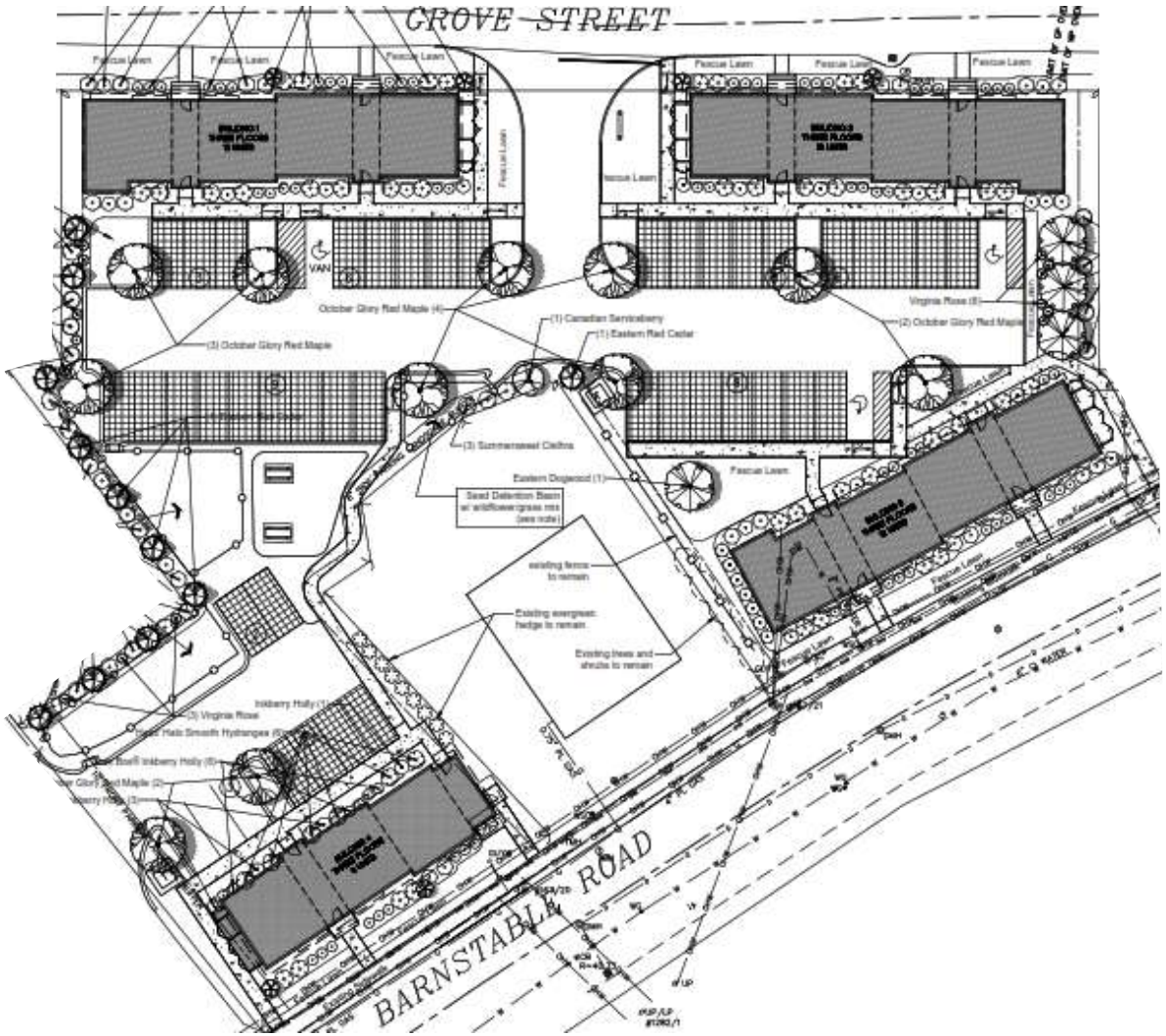
199 Barnstable Road

Total Units	45 units
Total Affordable Units	5 units

Existing Conditions



Site Plan


GROVE STREET
BARNSTABLE ROAD
VAN
Fescue Lawn
October Glory Red Maple (4)
(1) Canadian Serviceberry
(1) Eastern Red Cedar
(3) October Glory Red Maple
(3) Summersweet Clethra
Eastern Dogwood (1)
Seed Detention Basin
existing fence to remain
Existing evergreen hedge to remain
Existing trees and shrubs to remain
Inkberry Holly (1)
(3) Virginia Rose
Virginia Rose (5)
(2) October Glory Red Maple

Elevations





110 School Street



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	-	
337 Main Street	22	2	-	-	2	-	-	-	
282 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	6	-	-	-	-	-	-	-	
79 Center Street	9	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
268 Stevens Street	50	46	-	-	-	-	31	15	
199 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	-	
Dockside 115 School Street	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	**384**	**95**	**0**	**12**	**19**	**18**	**31**	**15**	**0**

110 School Street

Total Units	28 units
Total Affordable Units	5 units*

Affordable units for **both 110 & 115 School Street*

Existing Conditions



Site Plan



Elevations



115 School Street



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	-	
337 Main Street	22	2	-	-	2	-	-	-	
282 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	6	-	-	-	-	-	-	-	
79 Center Street	9	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
268 Stevens Street	50	46	-	-	-	-	31	15	
199 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	-	
Dockside 115 School Street	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	**384**	**95**	**0**	**12**	**19**	**18**	**31**	**15**	**0**

115 School Street

Total Units	26 units
Total Affordable Units	0 units

Existing Conditions



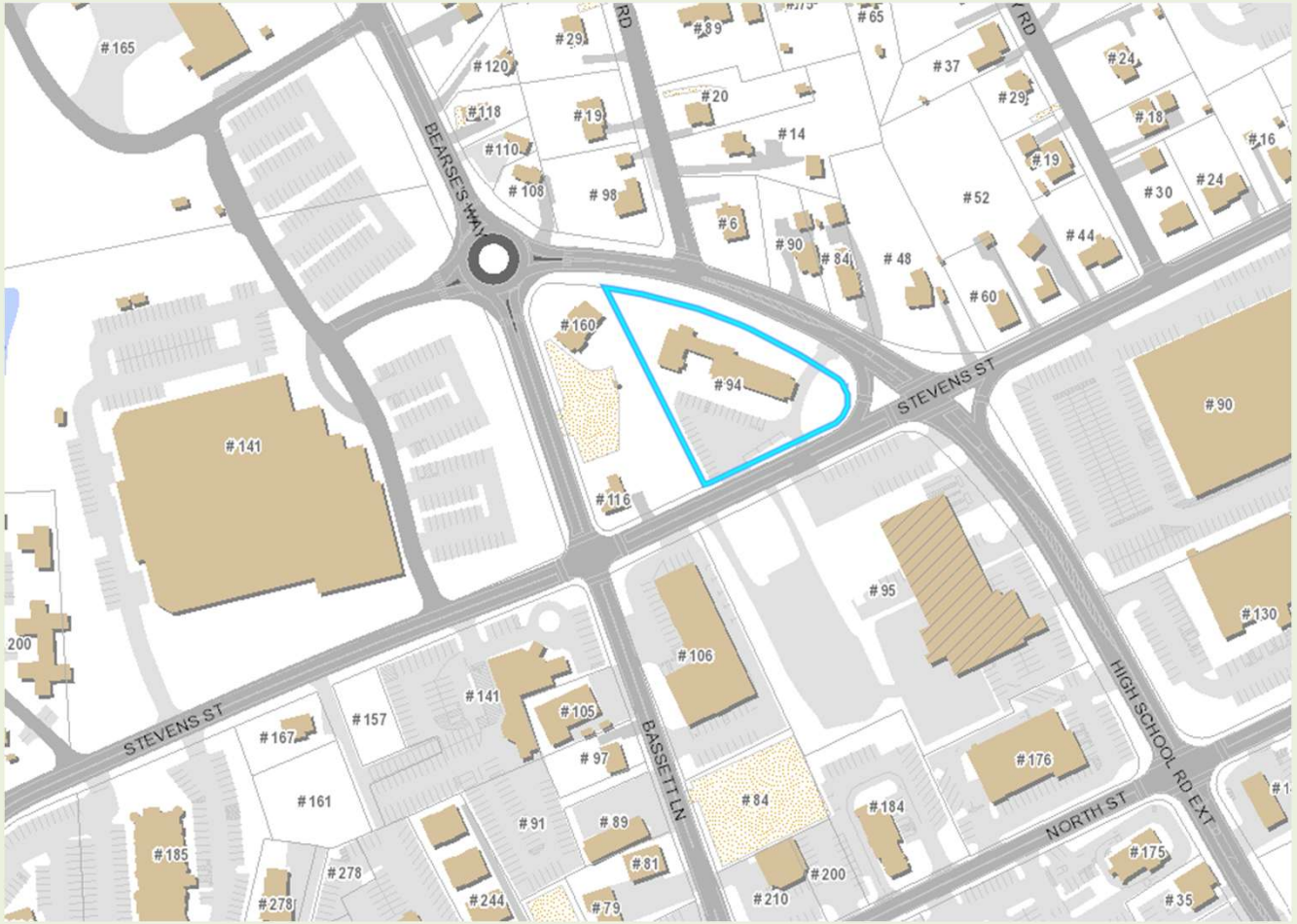
Site Plan



Elevations



94 Stevens Street



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
91 Louis Street	4	-	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	-	
337 Main Street	22	2	-	-	2	-	-	-	
282 Barnstable Road	29	3	-	-	3	-	-	-	
79 Bassett Lane	6	-	-	-	-	-	-	-	
79 Center Street	9	-	-	-	-	-	-	-	
11 Potter Avenue	5	-	-	-	-	-	-	-	
268 Stevens Street	50	46	-	-	-	-	31	15	
199 Barnstable Road	45	5	-	-	5	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	-	
Dockside 115 School Street	26								
94 Stevens Street	40	4	-	-	4	-	-	-	
TOTAL	**384**	**95**	**0**	**12**	**19**	**18**	**31**	**15**	**0**

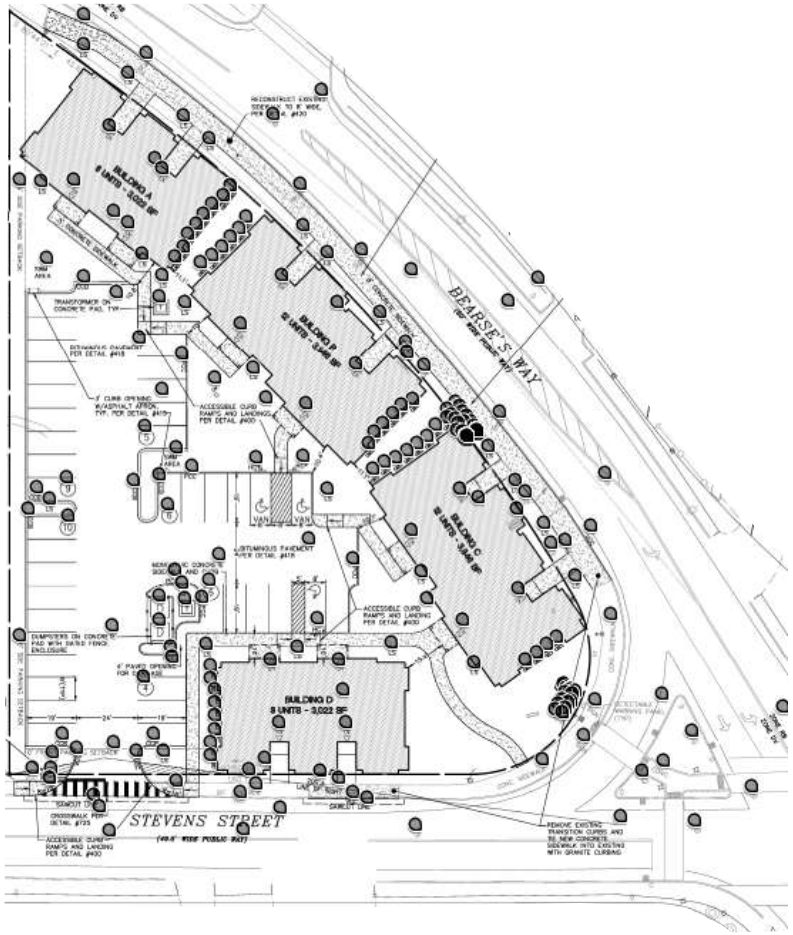
94 Stevens Street

Total Units	40 units
Total Affordable Units	4 units

Existing Conditions



Site Plan



Elevations





Within Downtown Hyannis

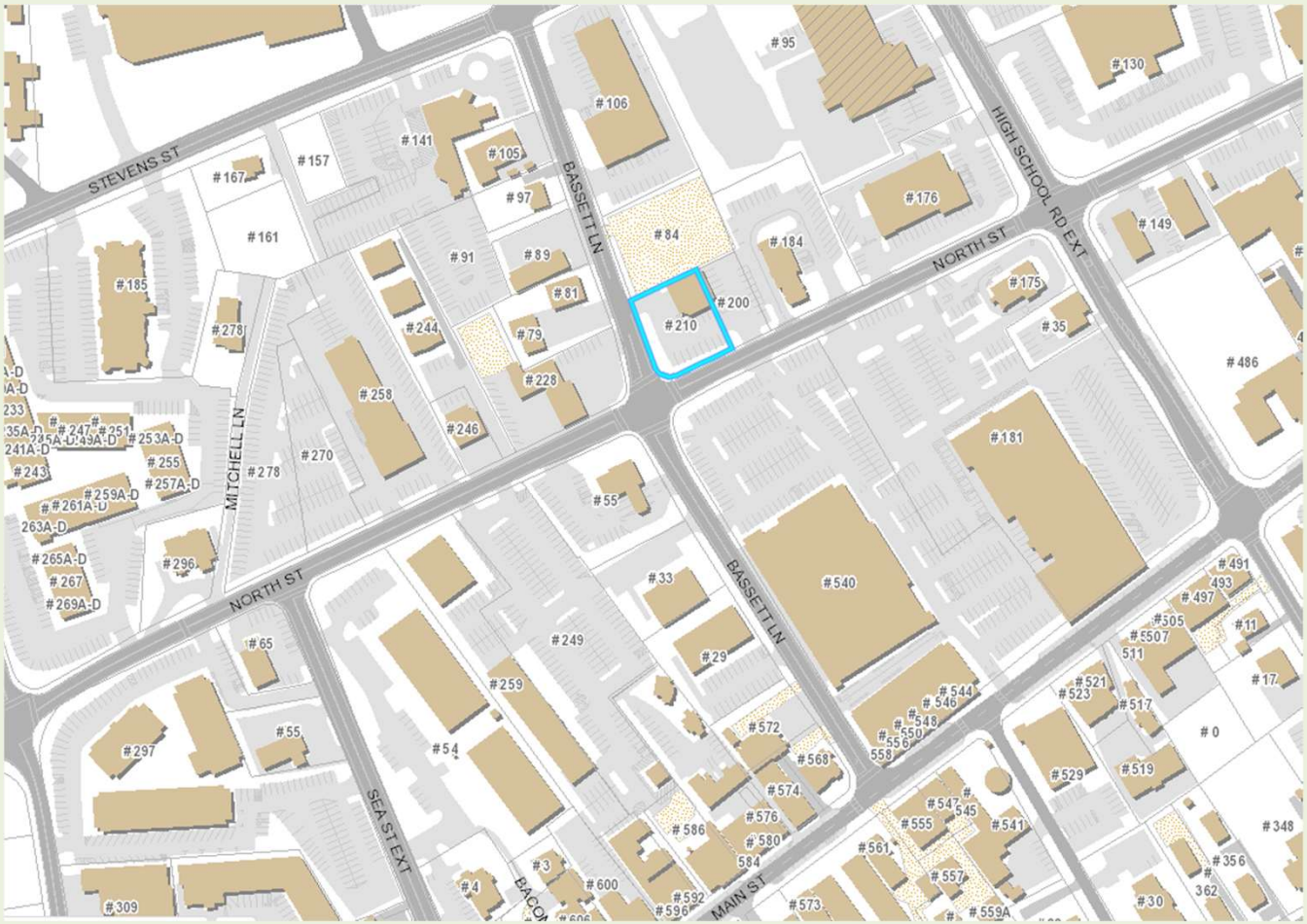
After Downtown Hyannis Zoning (February 2023-October 2026)

Final Construction

Final Certificate of Occupancy has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
83 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
235 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
32 Main Street	9	-	-	-	-	-	-	-	
473 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
50 Main Street	10	1	-	-	1	-	-	-	
TOTAL	**227**	**24**	**0**	**0**	**20**	**1**	**3**	**0**	**0**

210 North Street



Final Construction

Final Certificate of Occupancy has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
83 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
235 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
32 Main Street	9	-	-	-	-	-	-	-	
473 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
50 Main Street	10	1	-	-	1	-	-	-	
TOTAL	**227**	**24**	**0**	**0**	**20**	**1**	**3**	**0**	**0**

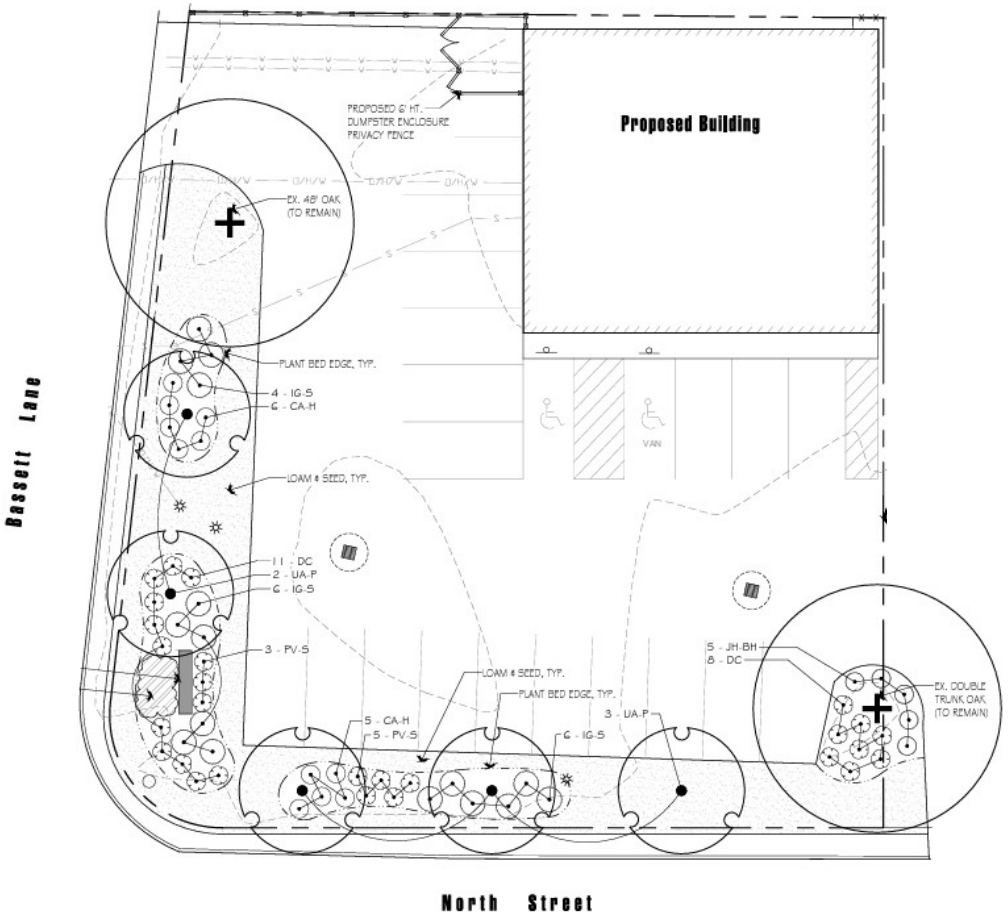
210 North Street

Total Units	18 units
Total Affordable Units	2 units

Existing Conditions



Site Plan

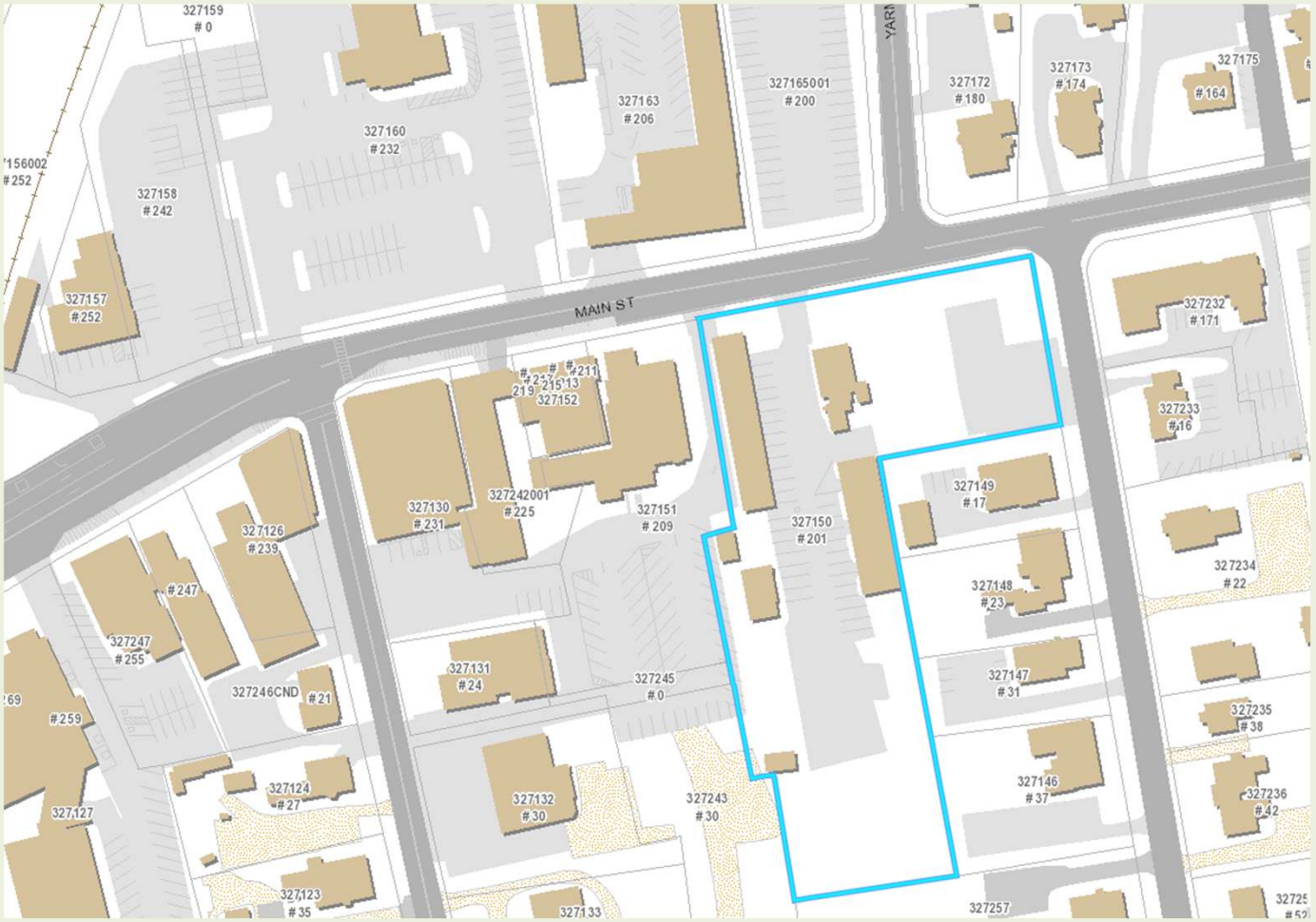

Proposed Building
PROPOSED 6' HT. DUMPSTER ENCLOSURE PRIVACY FENCE
EX. 48' OAK (TO REMAIN)
PLANT BED EDGE, TYP.
4 - IG-S
6 - CA-H
LOAM & SEED, TYP.
11 - DC
2 - UA-P
6 - IG-S
3 - PV-S
5 - CA-H
5 - PV-S
LOAM & SEED, TYP.
PLANT BED EDGE, TYP.
6 - IG-S
3 - UA-P
5 - JH-BH
8 - DC
EX. DOUBLE TRUNK OAK (TO REMAIN)
VAN
Bassett Lane
North Street

Elevations





201 Main Street



Final Construction

Final Certificate of Occupancy has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
83 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
235 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
32 Main Street	9	-	-	-	-	-	-	-	
473 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
50 Main Street	10	1	-	-	1	-	-	-	
TOTAL	**227**	**24**	**0**	**0**	**20**	**1**	**3**	**0**	**0**

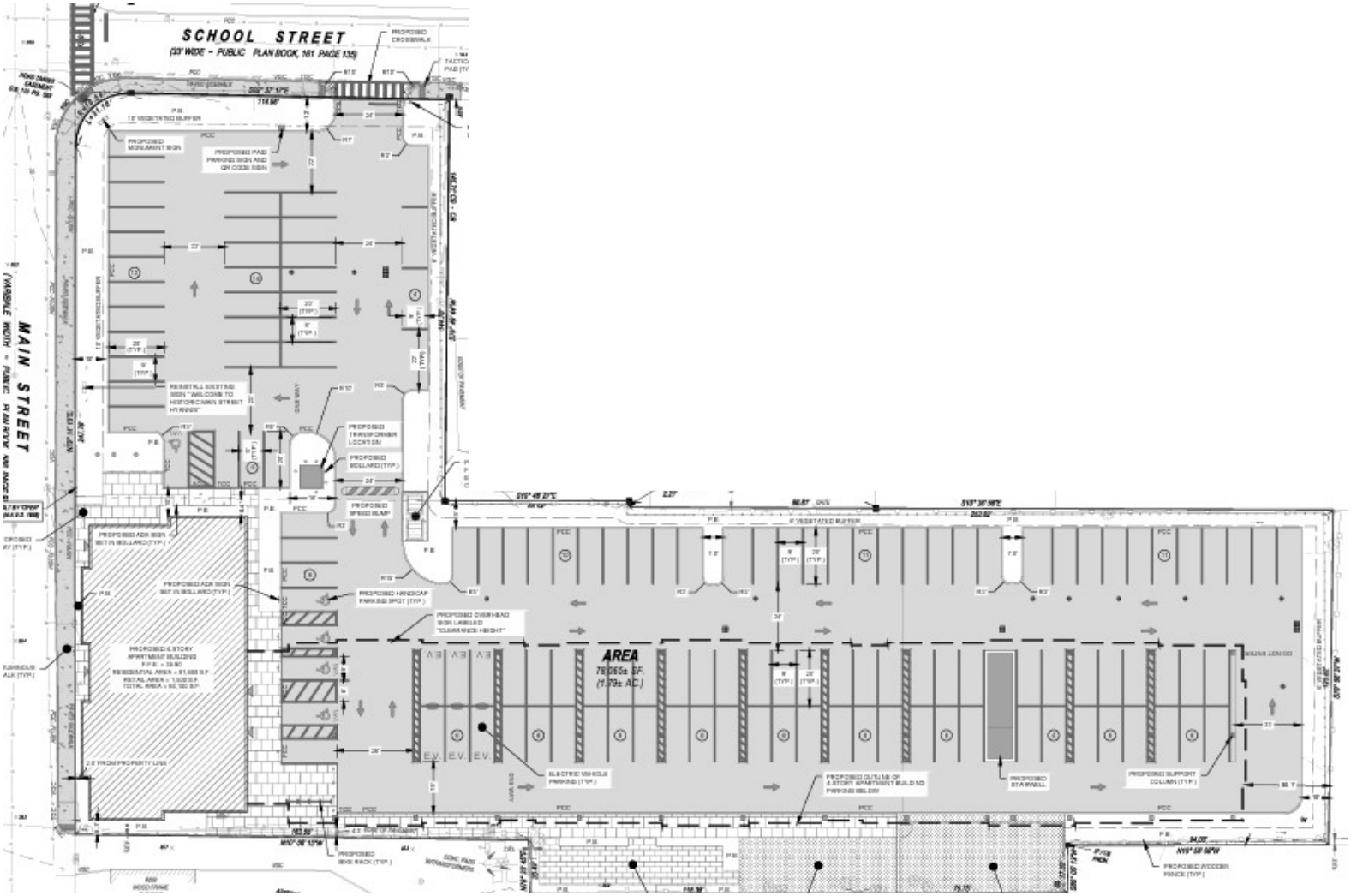
201 Main Street

Total Units	95 units
Total Affordable Units	10 units

Existing Conditions



Site Plan

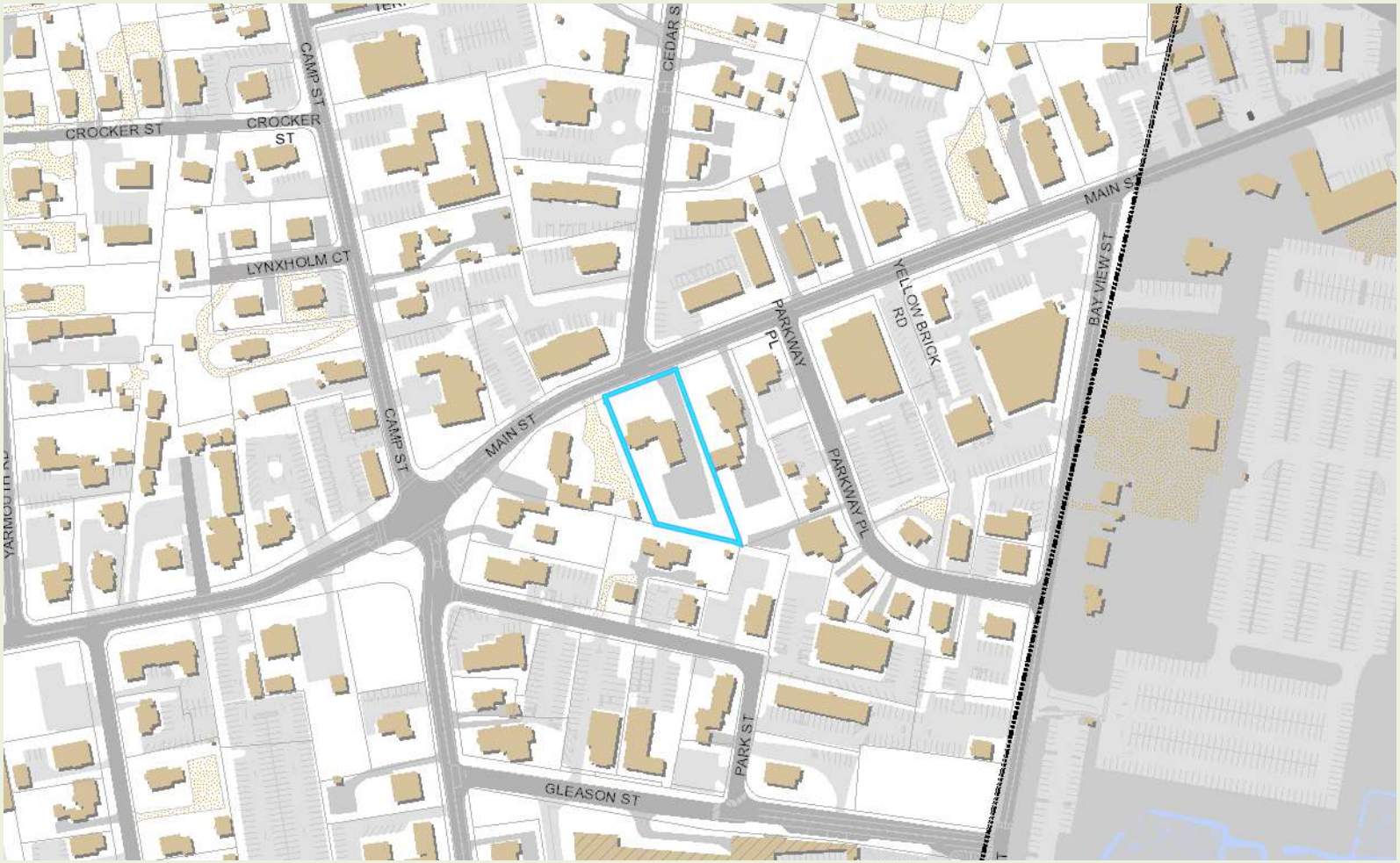

SCHOOL STREET
(33' WIDE – PUBLIC PLAN BOOK, 161 PAGE 135)
MAIN STREET
AREA
78,065± SF
(1.79± AC.)

Elevations





83 Main Street



Final Construction

Final Certificate of Occupancy has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
83 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
235 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
32 Main Street	9	-	-	-	-	-	-	-	
473 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
50 Main Street	10	1	-	-	1	-	-	-	
TOTAL	**227**	**24**	**0**	**0**	**20**	**1**	**3**	**0**	**0**

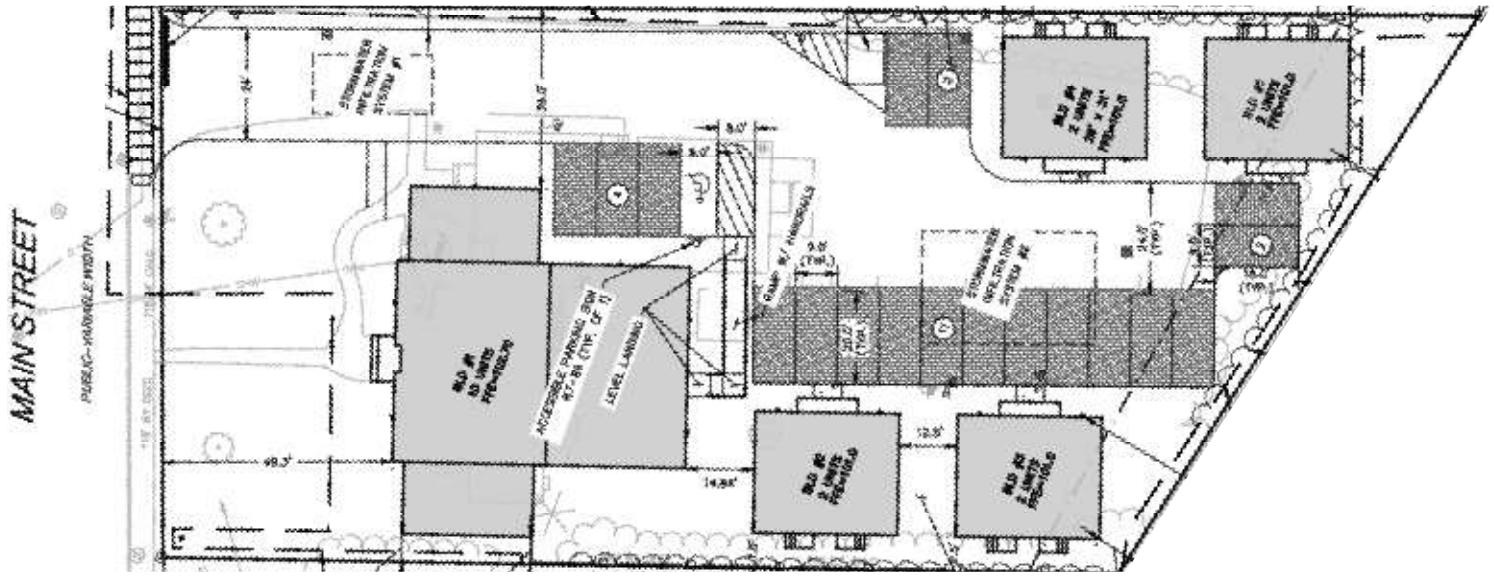
83 Main Street

Total Units	18 units
Total Affordable Units	2 units

Existing Conditions



Site Plan

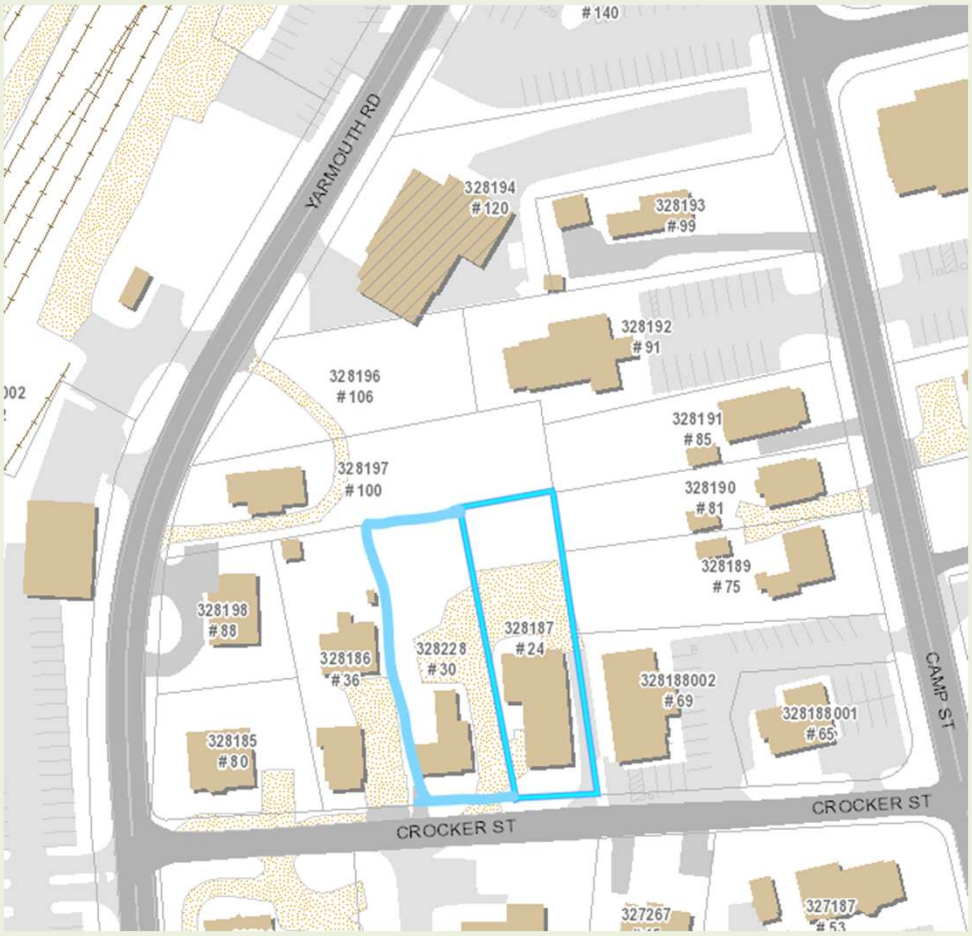


Elevations





24 + 30 Crocker Street



Final Construction

Final Certificate of Occupancy has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
83 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
235 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
32 Main Street	9	-	-	-	-	-	-	-	
473 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
50 Main Street	10	1	-	-	1	-	-	-	
TOTAL	**227**	**24**	**0**	**0**	**20**	**1**	**3**	**0**	**0**

24 + 30 Crocker Street

Total Units	15 units
Total Affordable Units	0 units

Existing Conditions



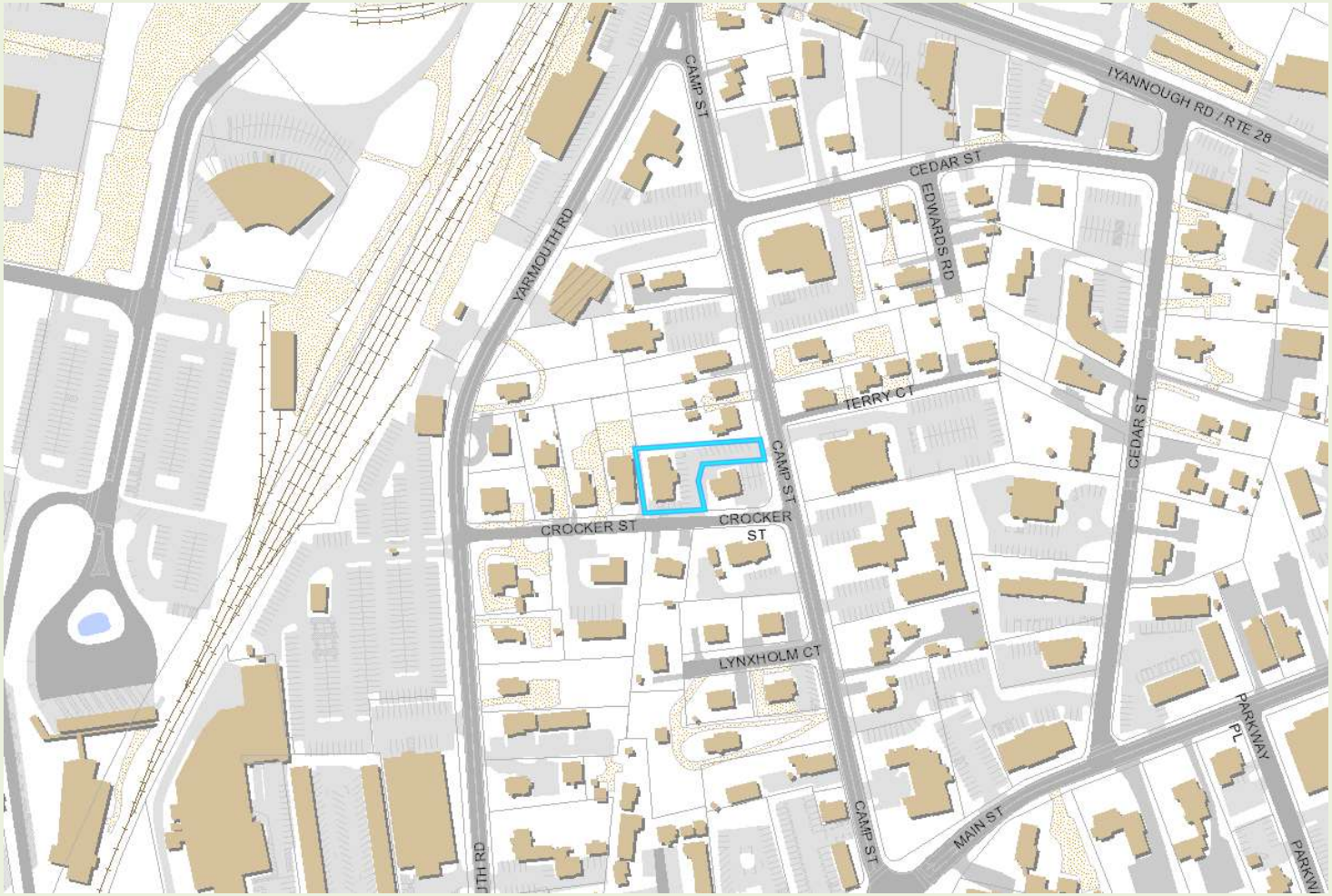
Site Plan


PROPOSED DUPLEX #2 TOF = 35.8
PROPOSED DUPLEX #3 TOF = 35.5
PROPOSED DUPLEX #4 TOF = 35.5
PROPOSED DUPLEX #1 TOF = 35.5
PROP. HCP SIGN
PROPOSED BOLLARD
PROPOSED PAVED PARKING
DECK
EXISTING DWELLING (4 UNITS) #24
T.O.F ELEV. =34.9'
#30
EXISTING DWELLING (3 UNITS)
PORCH
STEPS DOWN
PROP. DUMPSTER T.O.F ELEV. =36.1'
60.00'
EDGE OF PAVEMENT
CROCKER STREET

Elevations


three tab asphalt shingle roofing
6" wood/hardboard clapboard siding
Second Floor Ceiling
7'-6"
Second Floor
First Floor Ceiling
8'-0"
Frst Floor
28'-2 5/4"
23'-4 1/4"
Side Elevation
12
7
6" wood/hardboard clapboard siding
Second Floor Ceiling
7'-6"
Second Floor
First Floor Ceiling
8'-0"
Frst Floor
Front Elevation

69 Camp Street



Final Construction

Final Certificate of Occupancy has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
83 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
235 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
32 Main Street	9	-	-	-	-	-	-	-	
473 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
50 Main Street	10	1	-	-	1	-	-	-	
TOTAL	**227**	**24**	**0**	**0**	**20**	**1**	**3**	**0**	**0**

69 Camp Street

Total Units	4 units
Total Affordable Units	0 units

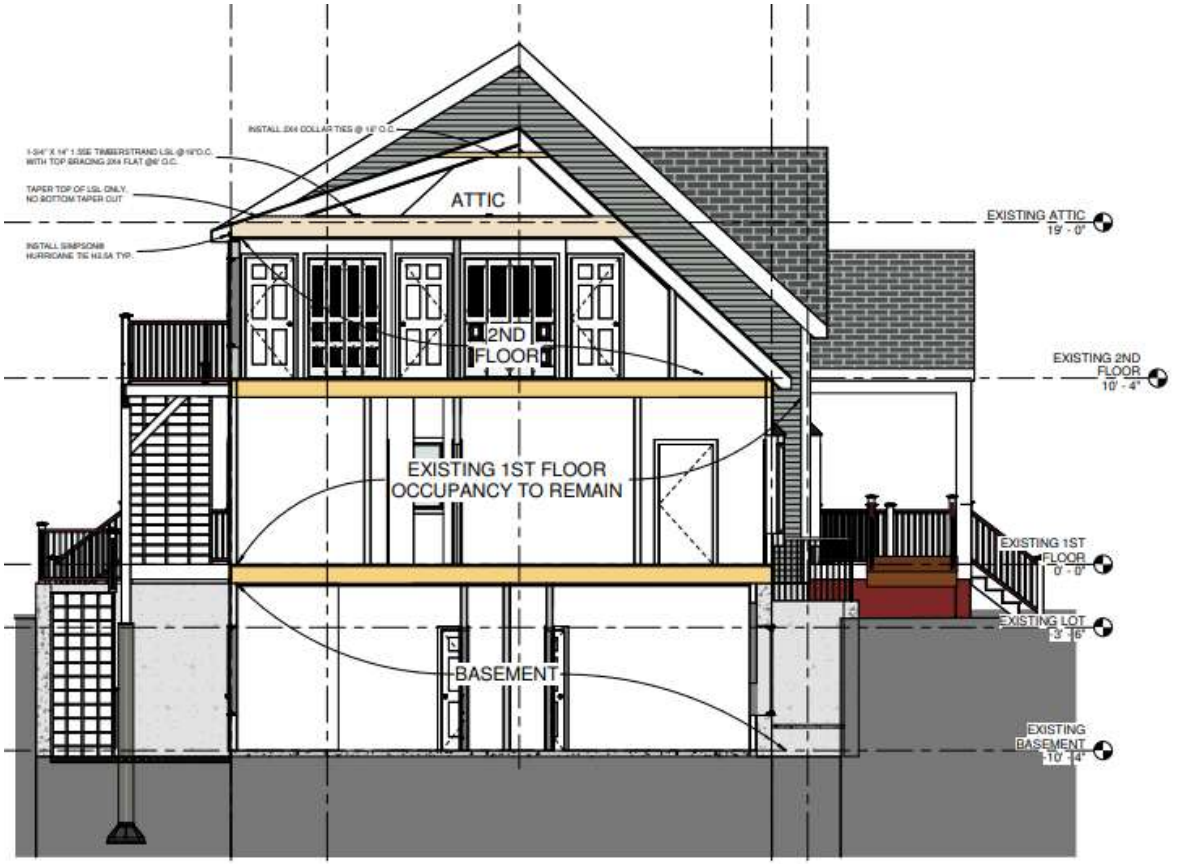
Existing Conditions



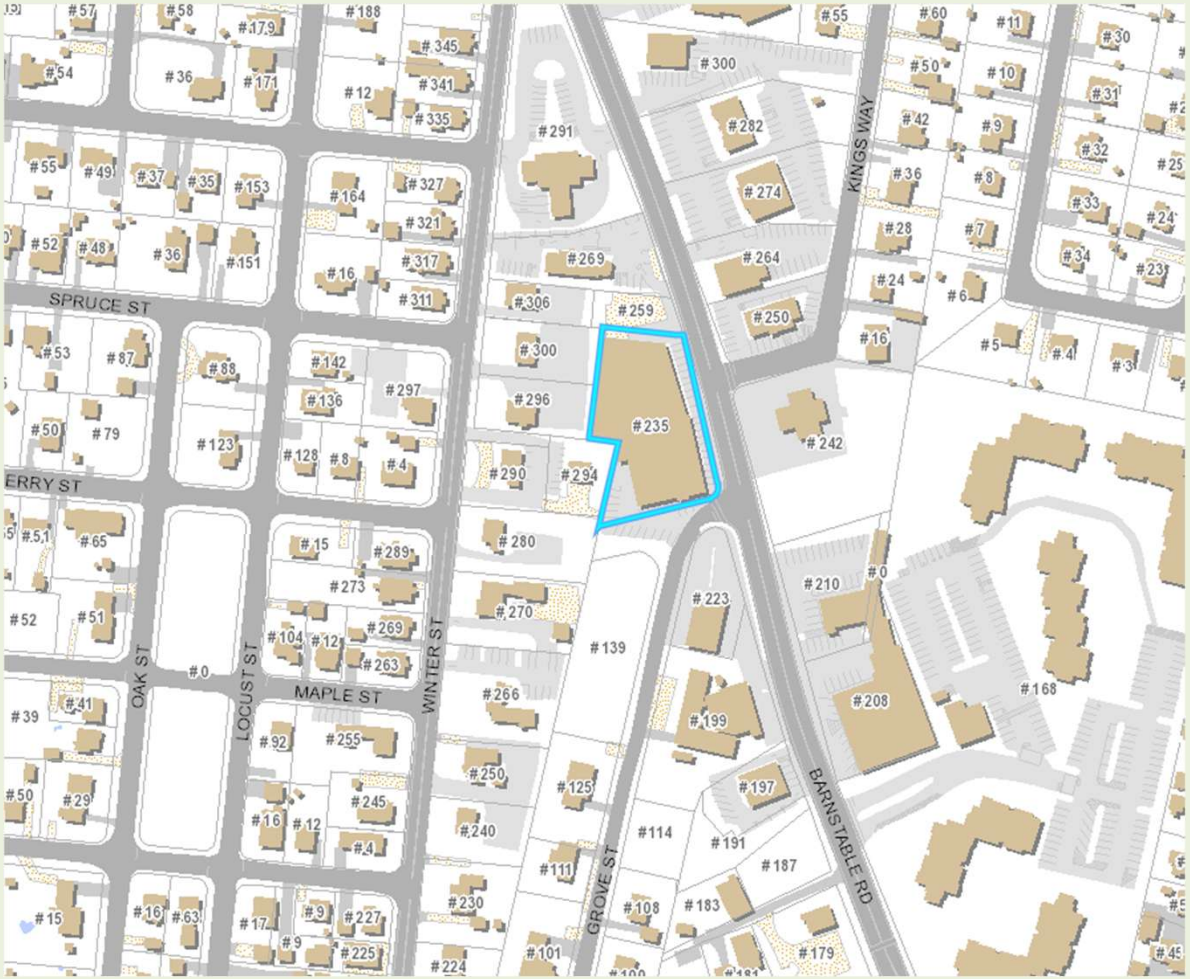
Site Plan


MAP 328
LOT 159
N83° 27' 10"E
197.42'
EDGE OF PARKING LOT
WALKWAY
AC UNITS
PROPOSED EGRESS STAIRS
FENCE
PROPOSED DECK
#69
EXISTING BUILDING
GRAVEL DRIVE
N7° 49' 00"W
96.69'
GAS METERS
RAMP
MAP 328
LOT 157
4 SPACES
MAP 328
LOT 155-2
13,250± S.F.
8 SPACES
EX. PARKING LINES (TYP)
CATCH BASIN (TYP)
S87° 05' 40"W
99.70'
CROCKER STREET
EDGE OF PAVEMENT
5 SPACES
S12° 22' 20"E
35.00'
N83° 27' 10"E
100.00'
N6° 27' 20"E
25.68'
N12° 22' 00"W
45.90'
#65
EXISTING BUILDING
MAP 328
LOT 155-1
CAMP STREET
EDGE OF PAVEMENT
SIDEWALK

Building Section



235 Barnstable Road



Final Construction

Final Certificate of Occupancy has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
83 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
235 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
32 Main Street	9	-	-	-	-	-	-	-	
473 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
50 Main Street	10	1	-	-	1	-	-	-	
TOTAL	**227**	**24**	**0**	**0**	**20**	**1**	**3**	**0**	**0**

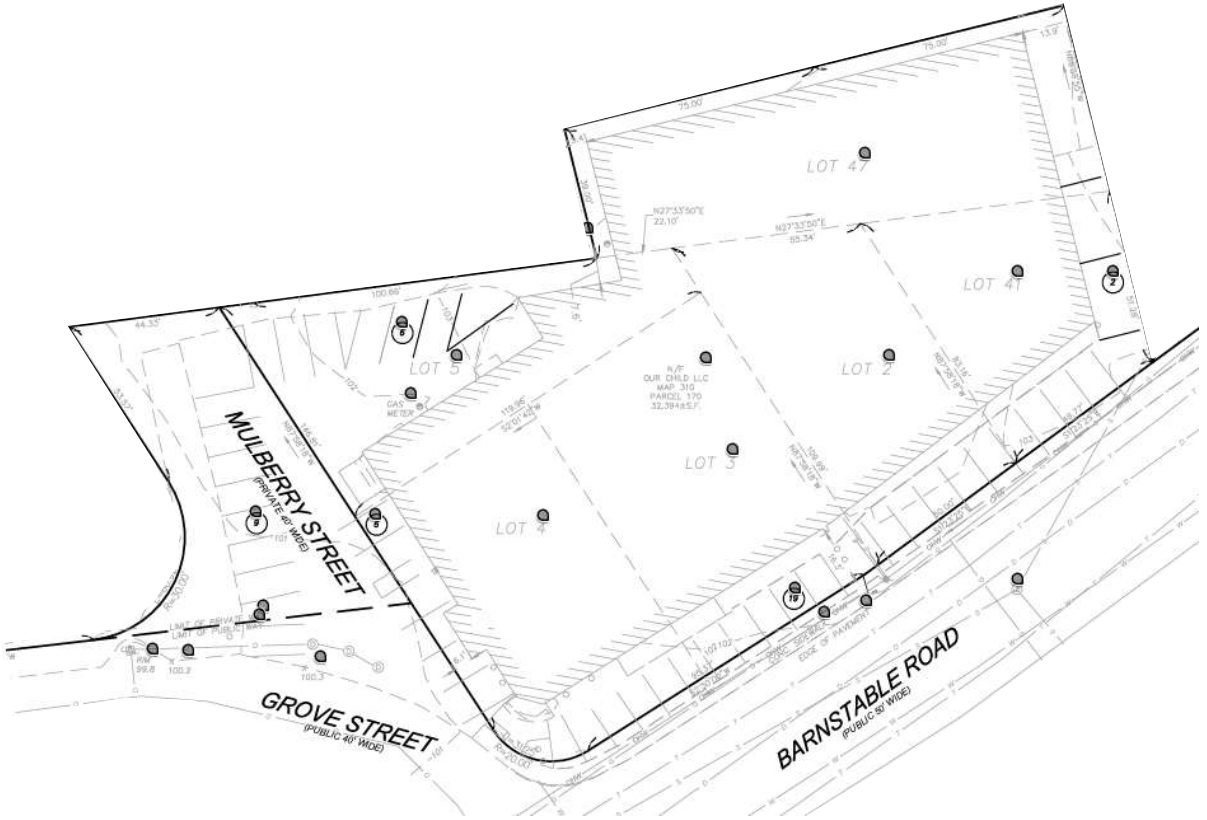
235 Barnstable Road

Total Units	13 units
Total Affordable Units	2 units

Existing Conditions



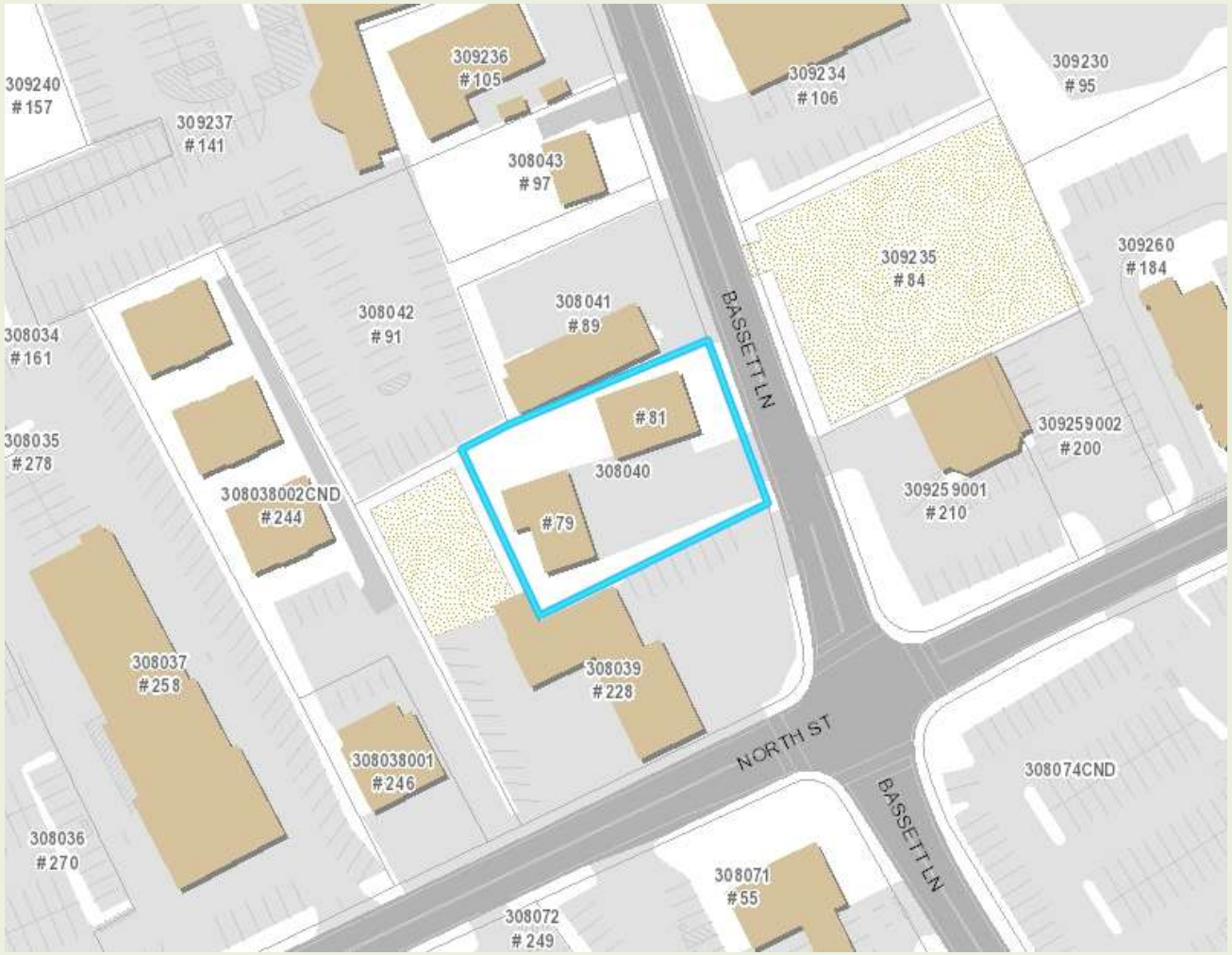
Site Plan


LOT 47
LOT 41
LOT 5
LOT 2
LOT 3
LOT 4
MULBERRY STREET
(PRIVATE 40' WIDE)
GROVE STREET
(PUBLIC 40' WIDE)
BARNSTABLE ROAD
(PUBLIC 50' WIDE)

Elevations



81 Bassett Lane



Final Construction

Final Certificate of Occupancy has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
83 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
235 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
32 Main Street	9	-	-	-	-	-	-	-	
473 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
50 Main Street	10	1	-	-	1	-	-	-	
TOTAL	**227**	**24**	**0**	**0**	**20**	**1**	**3**	**0**	**0**

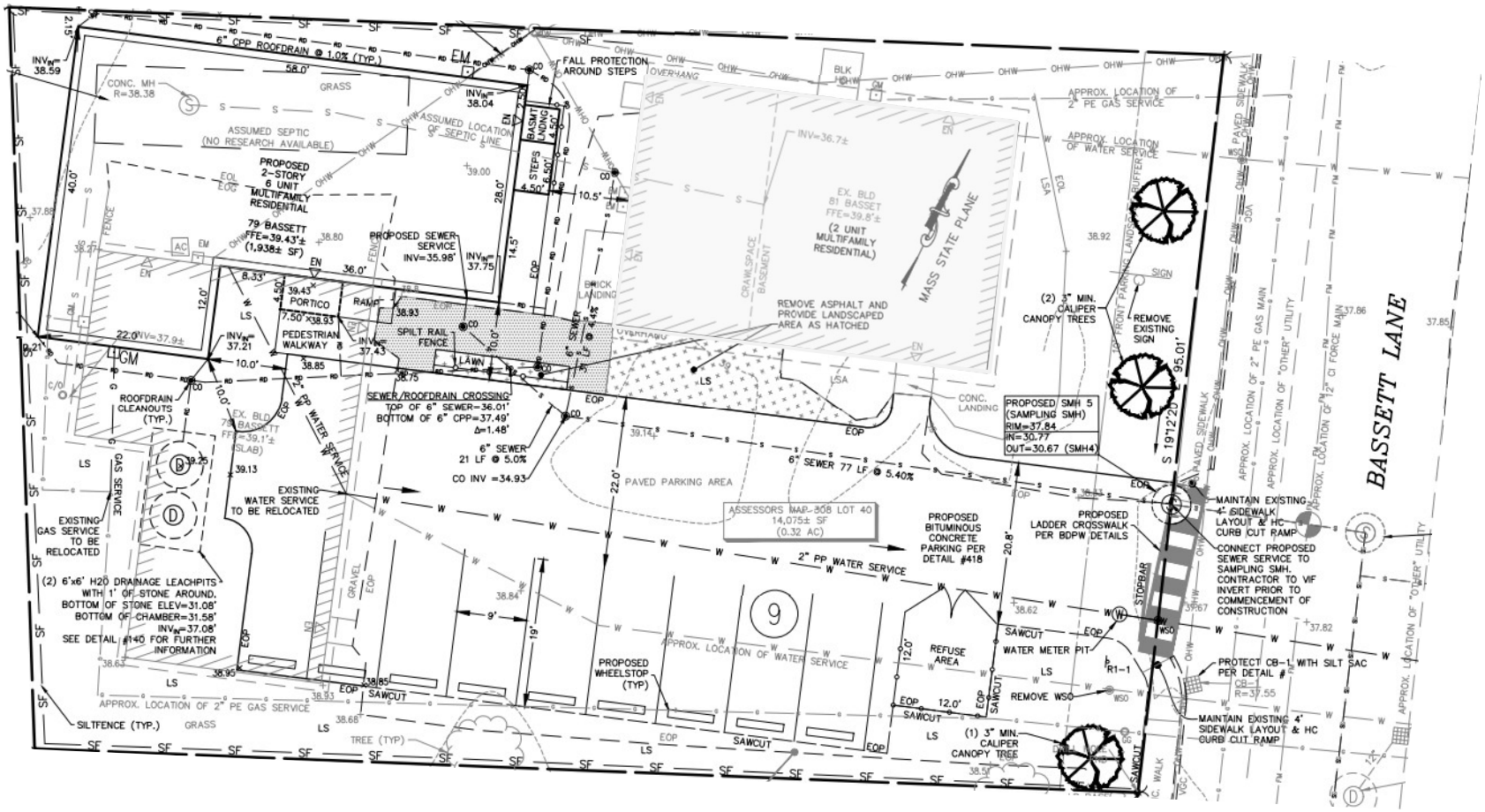
81 Bassett Lane

Total Units	2 units
Total Affordable Units	0 units

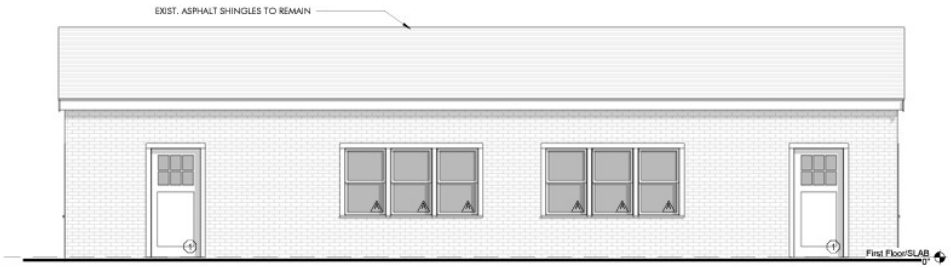
Existing Conditions



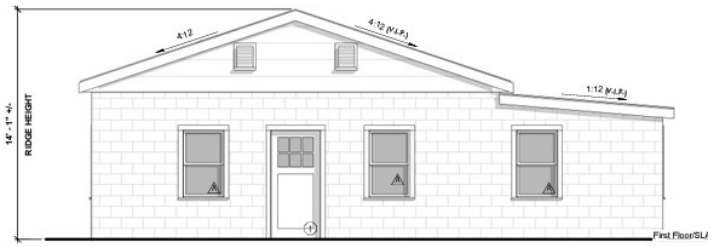
Site Plan


PROPOSED 2-STORY 6 UNIT MULTIFAMILY RESIDENTIAL
79 BASSETT FFE=39.43'± (1,938± SF)
EX. BLD 81 BASSET FFE=39.8'± (2 UNIT MULTIFAMILY RESIDENTIAL)
REMOVE ASPHALT AND PROVIDE LANDSCAPED AREA AS HATCHED
PROPOSED SEWER SERVICE INV=35.98'
SEWER/ROOFDRAIN CROSSING
TOP OF 6" SEWER=36.01'
BOTTOM OF 6" CPP=37.49'
Δ=1.48'
6" SEWER 21 LF @ 5.0%
CO INV =34.93
6" SEWER 77 LF @ 5.40%
PROPOSED SMH 5 (SAMPLING SMH)
RIM=37.84
IN=30.77
OUT=30.67 (SMH4)
PAVED PARKING AREA
ASSESSORS MAP 308 LOT 40
14,075± SF
(0.32 AC)
PROPOSED BITUMINOUS CONCRETE PARKING PER DETAIL #418
PROPOSED LADDER CROSSWALK PER BDPW DETAILS
2" PP WATER SERVICE
EXISTING WATER SERVICE TO BE RELOCATED
EXISTING GAS SERVICE TO BE RELOCATED
(2) 6'x6' H20 DRAINAGE LEACHPITS WITH 1' OF STONE AROUND. BOTTOM OF STONE ELEV=31.08' BOTTOM OF CHAMBER=31.58' INV=37.08' SEE DETAIL #140 FOR FURTHER INFORMATION
PROPOSED WHEELSTOP (TYP)
REFUSE AREA
WATER METER PIT
REMOVE WSO
(1) 3" MIN. CALIPER CANOPY TREE
(2) 3" MIN. CALIPER CANOPY TREES
REMOVE EXISTING SIGN
MAINTAIN EXISTING 4' SIDEWALK LAYOUT & HC CURB CUT RAMP
CONNECT PROPOSED SEWER SERVICE TO SAMPLING SMH. CONTRACTOR TO VIF INVERT PRIOR TO COMMENCEMENT OF CONSTRUCTION
PROTECT CB-1 WITH SILT SAC PER DETAIL #
MAINTAIN EXISTING 4' SIDEWALK LAYOUT & HC CURB CUT RAMP
BASSETT LANE
APPROX. LOCATION OF 2" PE GAS SERVICE
APPROX. LOCATION OF WATER SERVICE
APPROX. LOCATION OF 2" PE GAS MAIN
APPROX. LOCATION OF "OTHER" UTILITY
APPROX. LOCATION OF 12" CI FORCE MAIN
PAVED SIDEWALK
SILTFENCE (TYP.)
TREE (TYP)
ROOFDRAIN CLEANOUTS (TYP.)
FALL PROTECTION AROUND STEPS
6" CPP ROOFDRAIN @ 1.0% (TYP.)
ASSUMED SEPTIC (NO RESEARCH AVAILABLE)
ASSUMED LOCATION OF SEPTIC LINE
PEDESTRIAN WALKWAY
SPLIT RAIL FENCE
MASS STATE PLANE
S 19°12'22" 95.01'

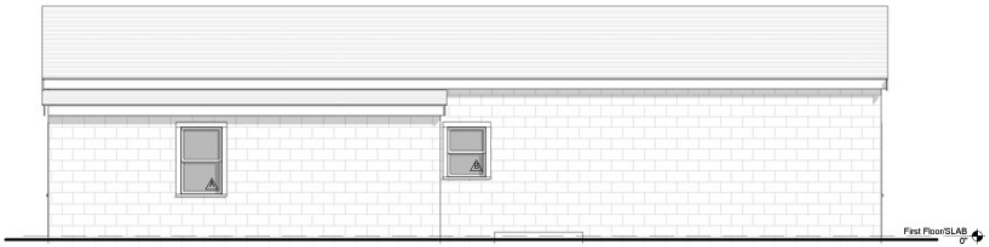
Elevations



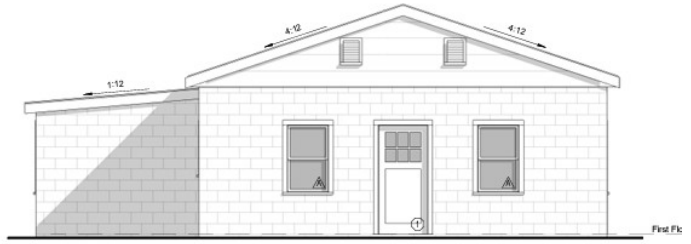
2 **FRONT ELEVATION**
1/4" = 1'-0"



4 **RIGHT ELEVATION**
1/4" = 1'-0"

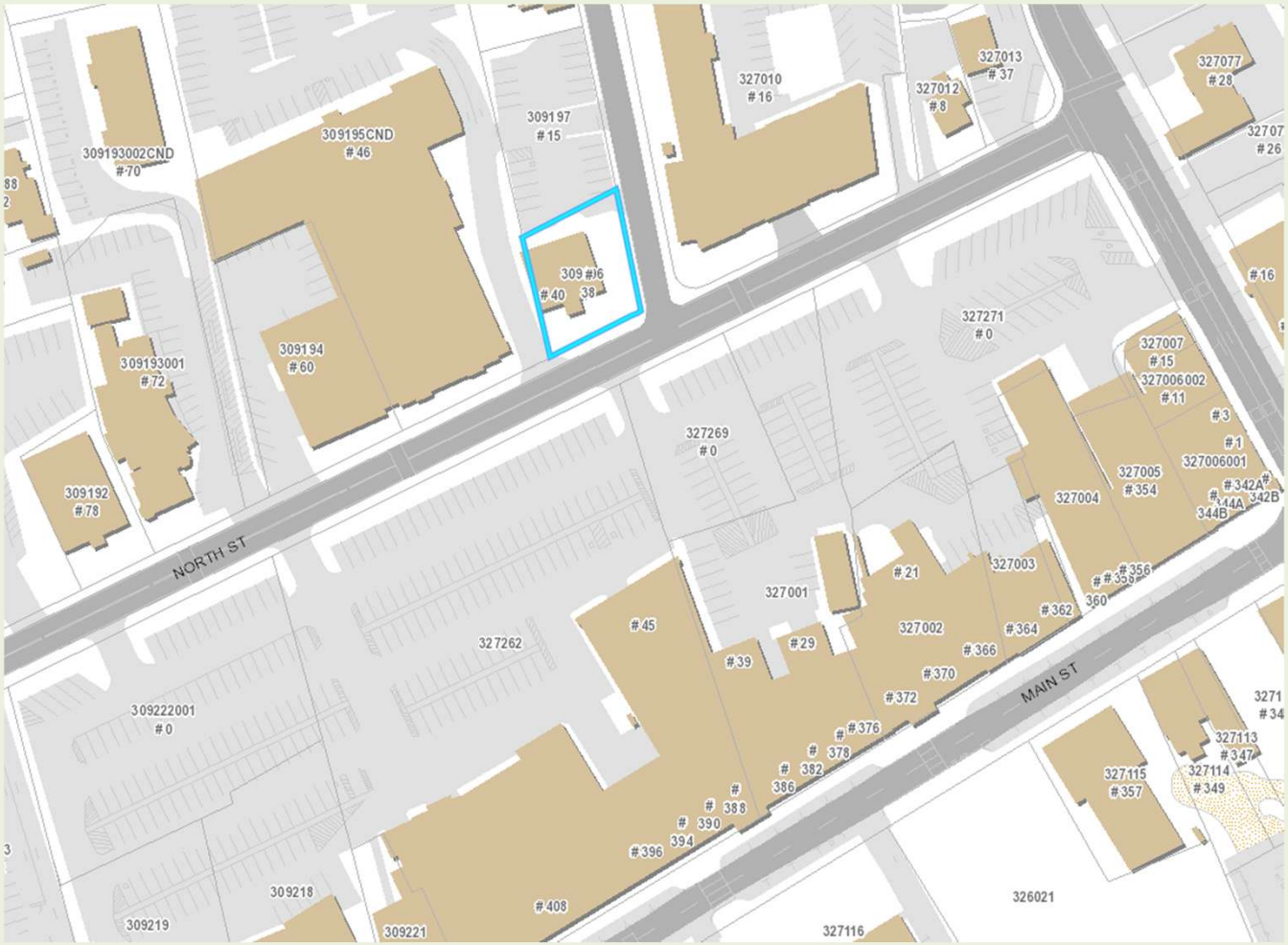


3 **REAR ELEVATION**
1/4" = 1'-0"



5 **LEFT ELEVATION**
1/4" = 1'-0"

40 North Street



Final Construction

Final Certificate of Occupancy has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
83 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
235 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
32 Main Street	9	-	-	-	-	-	-	-	
473 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
50 Main Street	10	1	-	-	1	-	-	-	
TOTAL	**227**	**24**	**0**	**0**	**20**	**1**	**3**	**0**	**0**

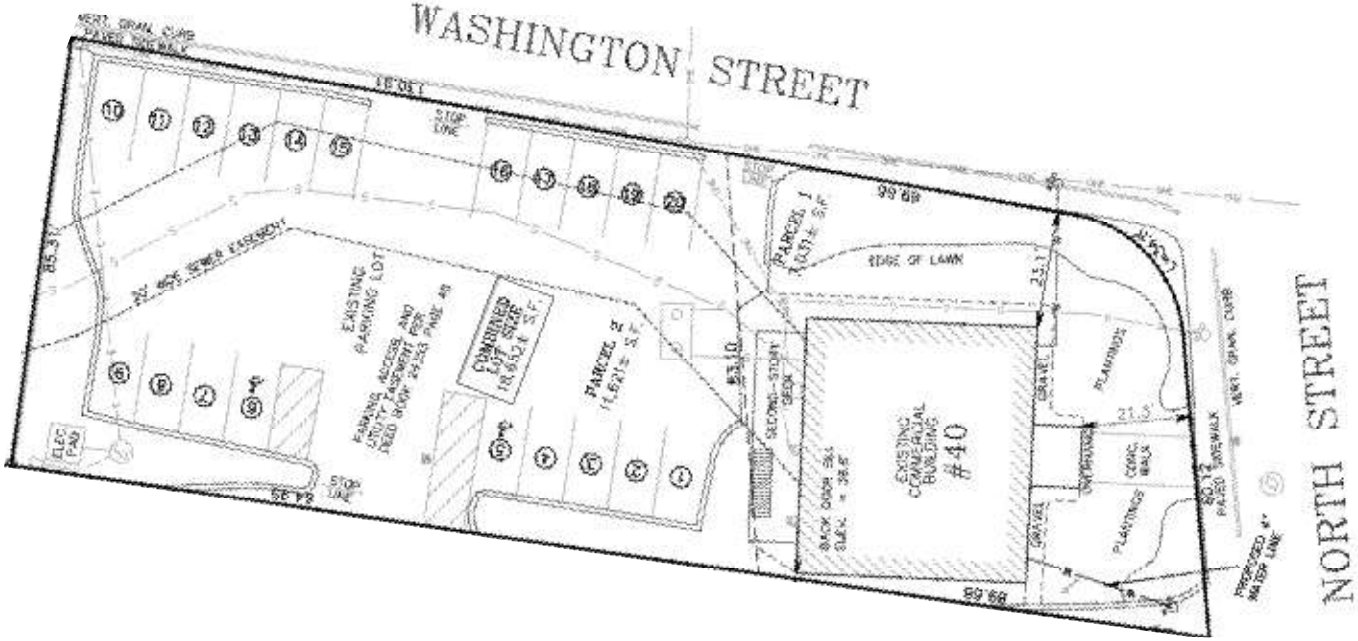
40 North Street

Total Units	8 units
Total Affordable Units	0 units

Existing Conditions



Site Plan

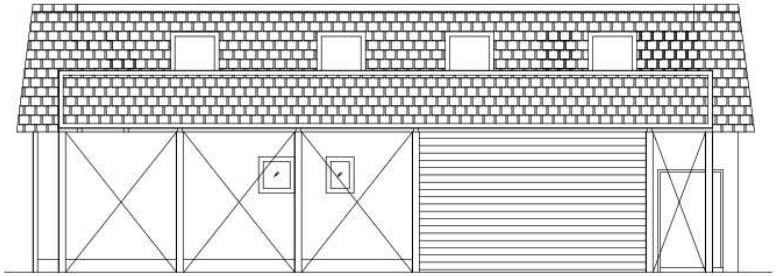

WASHINGTON STREET
NORTH STREET
EXISTING PARKING LOT
EXISTING COMMERCIAL BUILDING #40
PARCEL 1
PARCEL 2
RIDGE OF LAWN
STOP LINE
99.88
59.68
55.93

Elevations



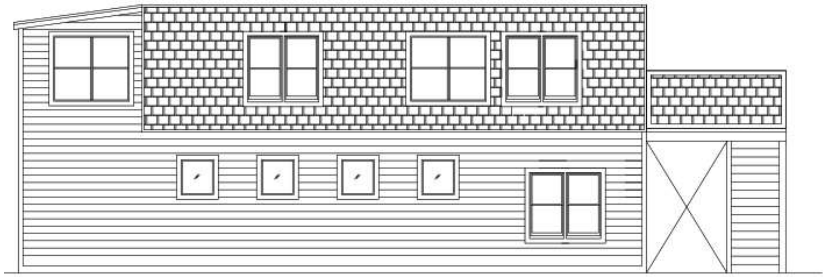
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



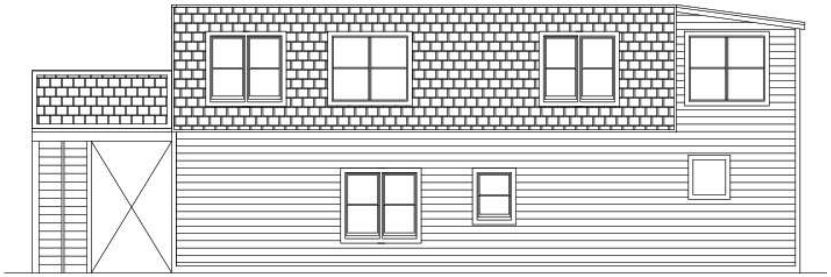
REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

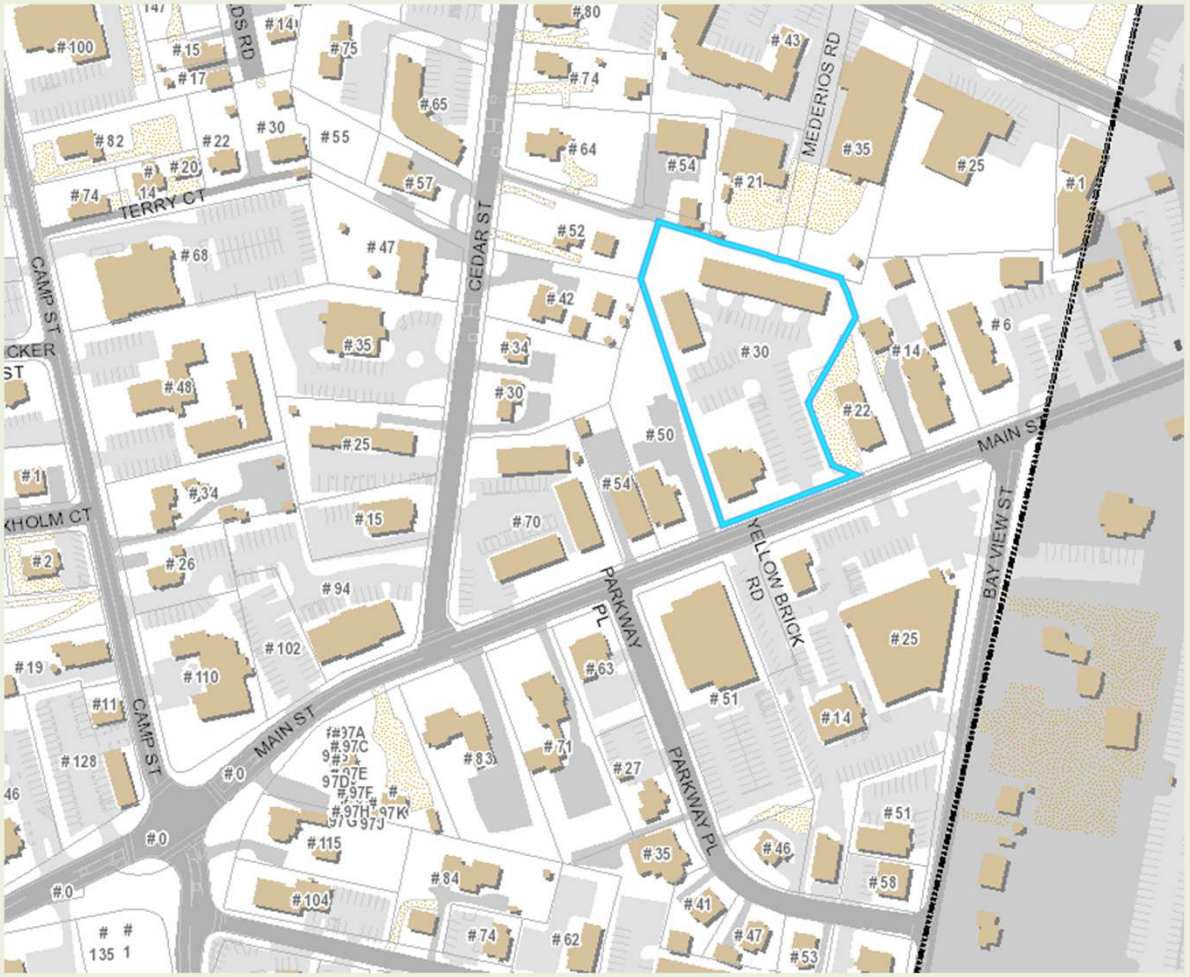
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

32 Main Street



Final Construction

Final Certificate of Occupancy has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
83 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
235 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
32 Main Street	9	-	-	-	-	-	-	-	
473 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
50 Main Street	10	1	-	-	1	-	-	-	
TOTAL	**227**	**24**	**0**	**0**	**20**	**1**	**3**	**0**	**0**

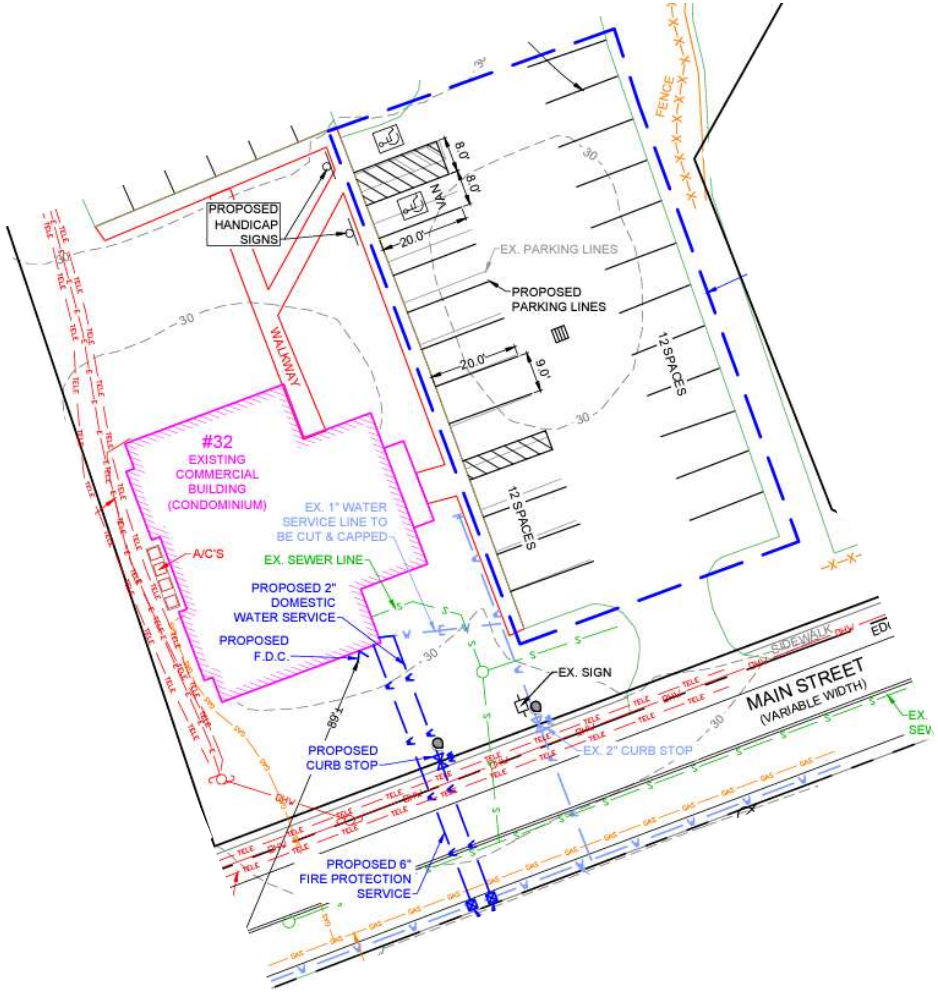
32 Main Street

Total Units	9 units
Total Affordable Units	0 units

Existing Conditions



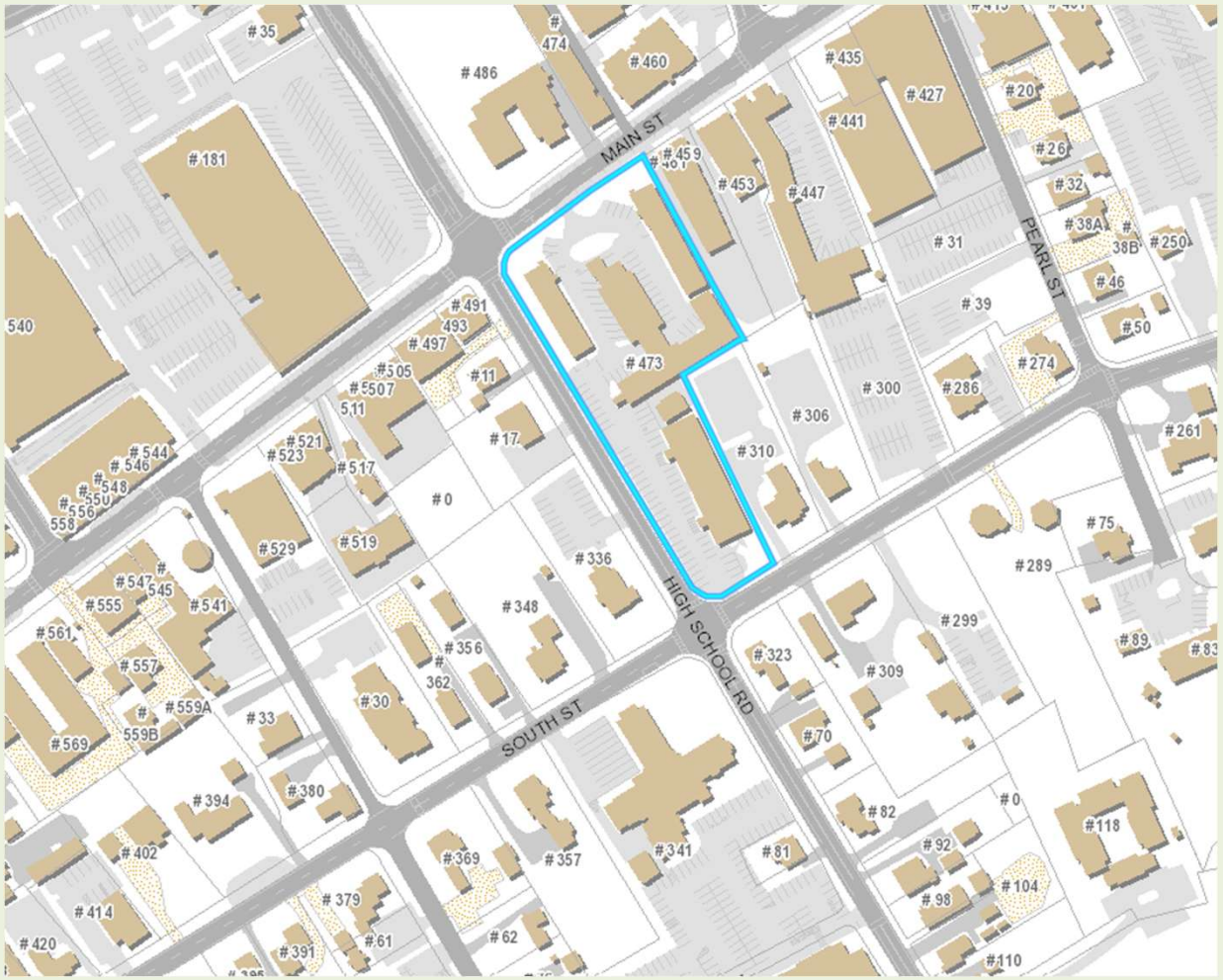
Site Plan


PROPOSED HANDICAP SIGNS
8.0'
8.0'
VAN
20.0'
EX. PARKING LINES
PROPOSED PARKING LINES
20.0'
9.0'
12 SPACES
12 SPACES
FENCE
WALKWAY
#32
EXISTING COMMERCIAL BUILDING (CONDOMINIUM)
EX. 1" WATER SERVICE LINE TO BE CUT & CAPPED
A/C'S
EX. SEWER LINE
PROPOSED 2" DOMESTIC WATER SERVICE
PROPOSED F.D.C.
EX. SIGN
SIDEWALK
MAIN STREET
(VARIABLE WIDTH)
PROPOSED CURB STOP
EX. 2" CURB STOP
PROPOSED 6" FIRE PROTECTION SERVICE
30
TELE
GAS

Elevations



473 Main Street (Phase 1)



Final Construction

Final Certificate of Occupancy has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
83 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
235 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
32 Main Street	9	-	-	-	-	-	-	-	
473 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
50 Main Street	10	1	-	-	1	-	-	-	
TOTAL	**227**	**24**	**0**	**0**	**20**	**1**	**3**	**0**	**0**

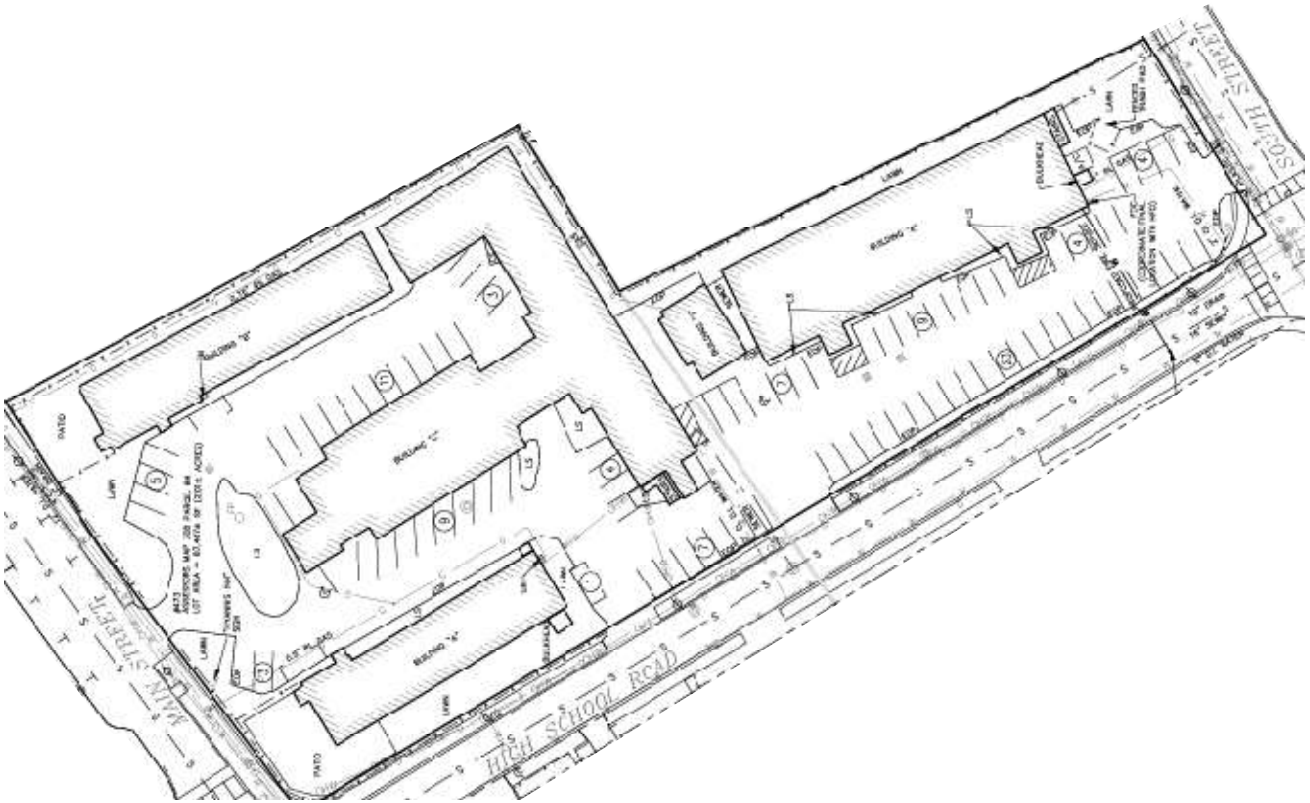
473 Main Street (Phase 1)

Total Units	20 units
Total Affordable Units	2 units

Existing Conditions



Site Plan


MAIN STREET
SOUTH STREET
HIGH SCHOOL ROAD
BUILDING "A"
BUILDING "B"
BUILDING "C"
PATIO
PATIO

Elevations

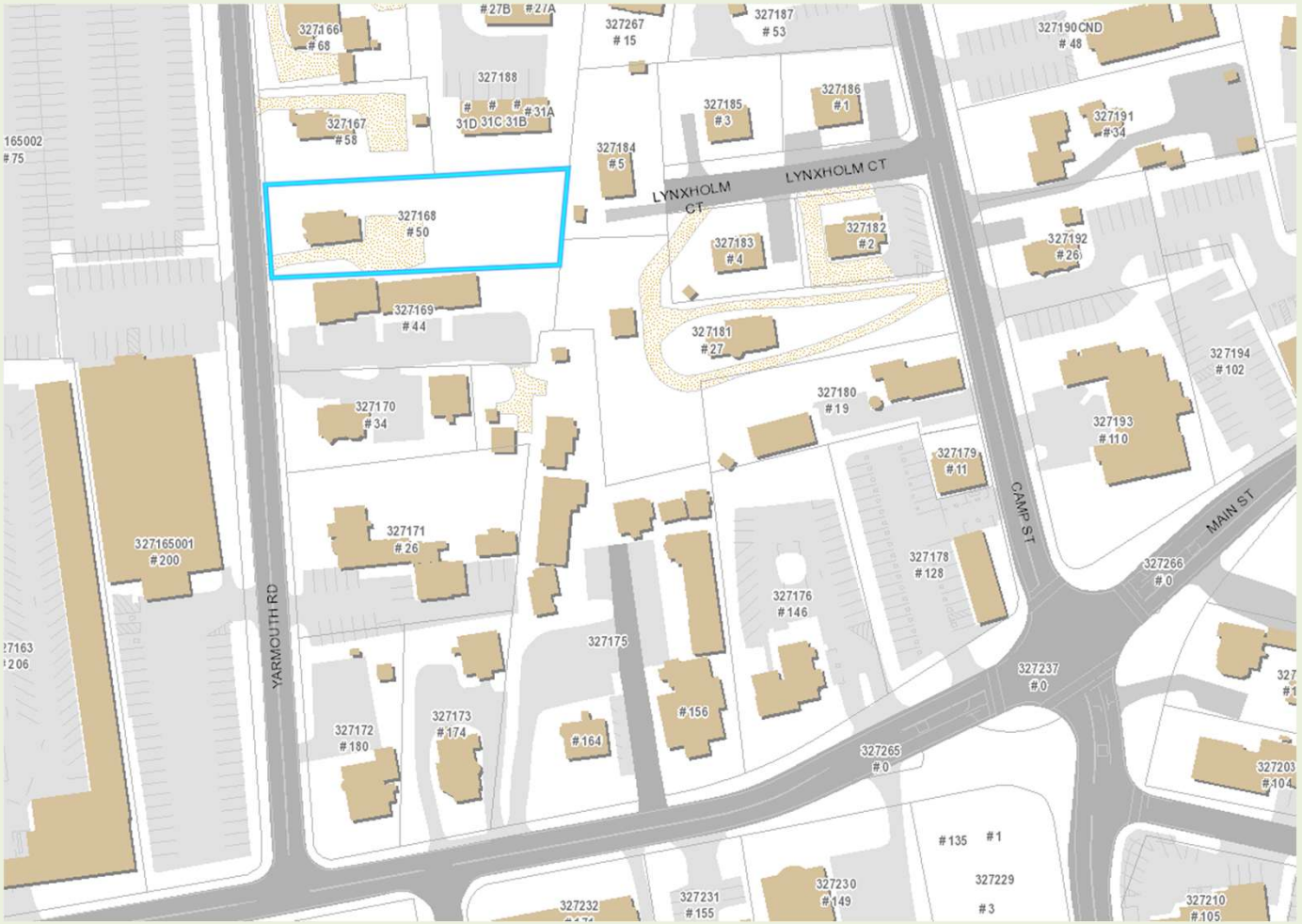


2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

50 Yarmouth Road



Final Construction

Final Certificate of Occupancy has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
83 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
235 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
32 Main Street	9	-	-	-	-	-	-	-	
473 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
50 Main Street	10	1	-	-	1	-	-	-	
TOTAL	**227**	**24**	**0**	**0**	**20**	**1**	**3**	**0**	**0**

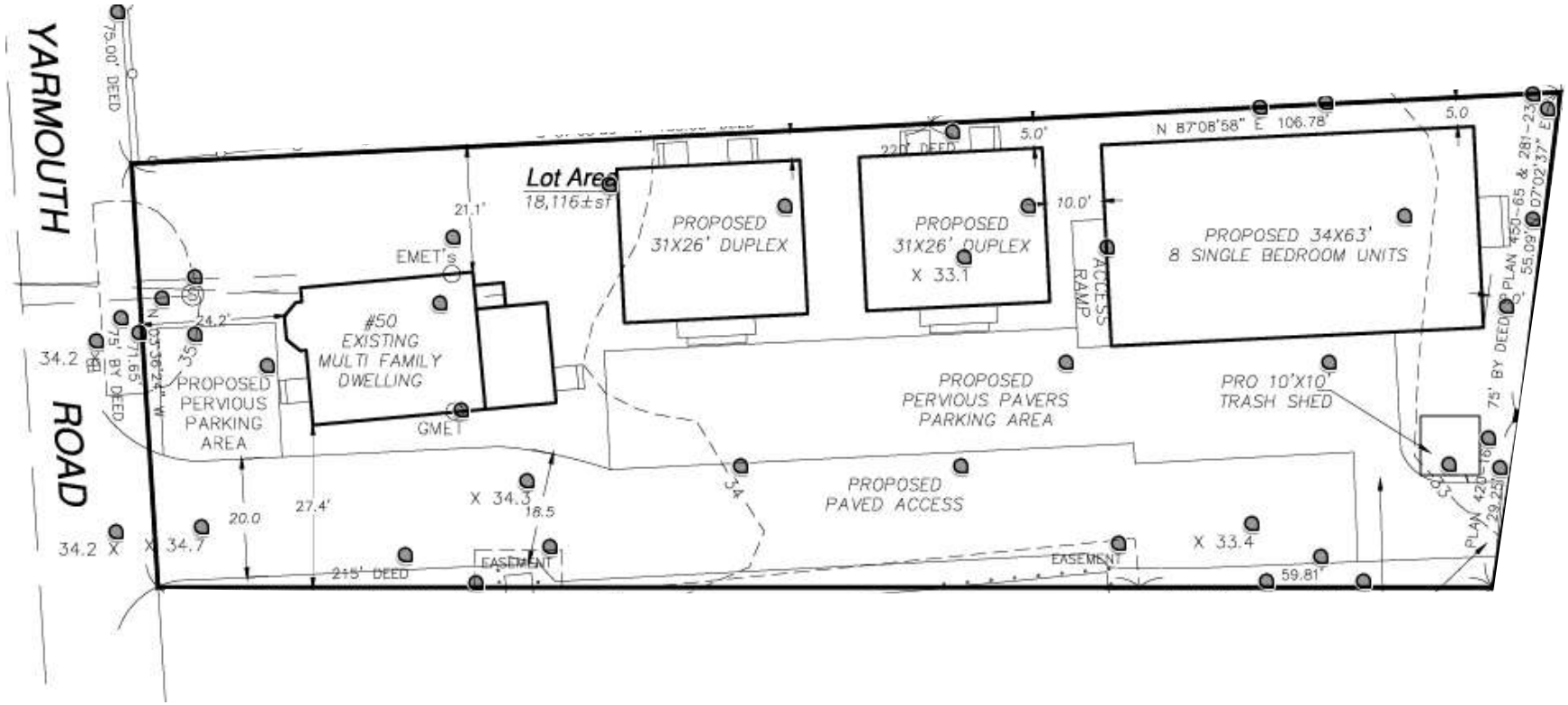
50 Yarmouth Road

Total Units	15 units
Total Affordable Units	5 units

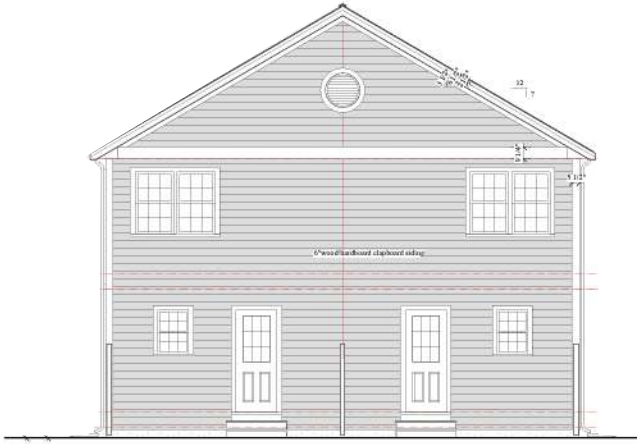
Existing Conditions

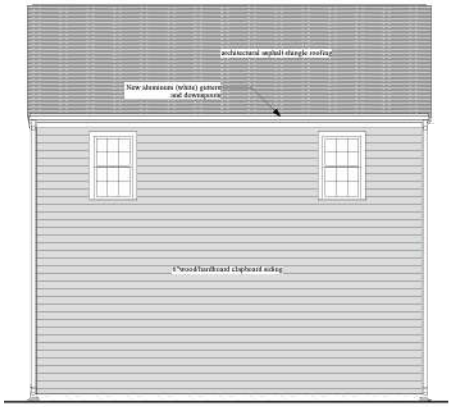


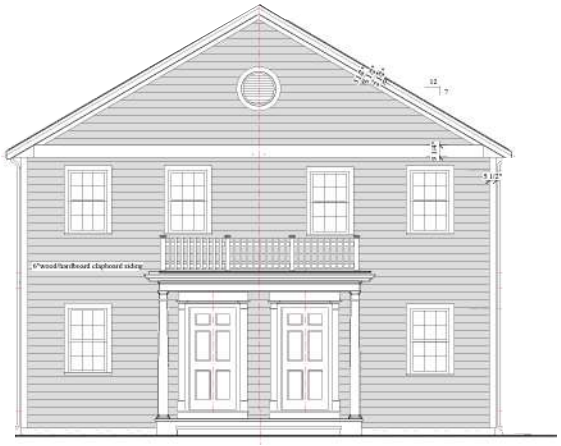
Site Plan


YARMOUTH
ROAD
75.00' DEED
Lot Area
18,116±sf
PROPOSED
31X26' DUPLEX
PROPOSED
31X26' DUPLEX
X 33.1
PROPOSED 34X63'
8 SINGLE BEDROOM UNITS
ACCESS
RAMP
N 87°08'58" E 106.78'
5.0'
10.0'
5.0
21.1'
EMET's
#50
EXISTING
MULTI FAMILY
DWELLING
GMET
PROPOSED
PERVIOUS
PARKING
AREA
24.2'
34.2
75' BY DEED
PROPOSED
PERVIOUS PAVERS
PARKING AREA
PRO 10'X10'
TRASH SHED
PROPOSED
PAVED ACCESS
X 34.3
18.5
27.4'
20.0
34.2 X
X 34.7
215' DEED
EASEMENT
EASEMENT
X 33.4
59.81'
PLAN 420-16
29.25'
75' BY DEED
PLAN 450-65 & 281-23
55.09'
07°02'37" E

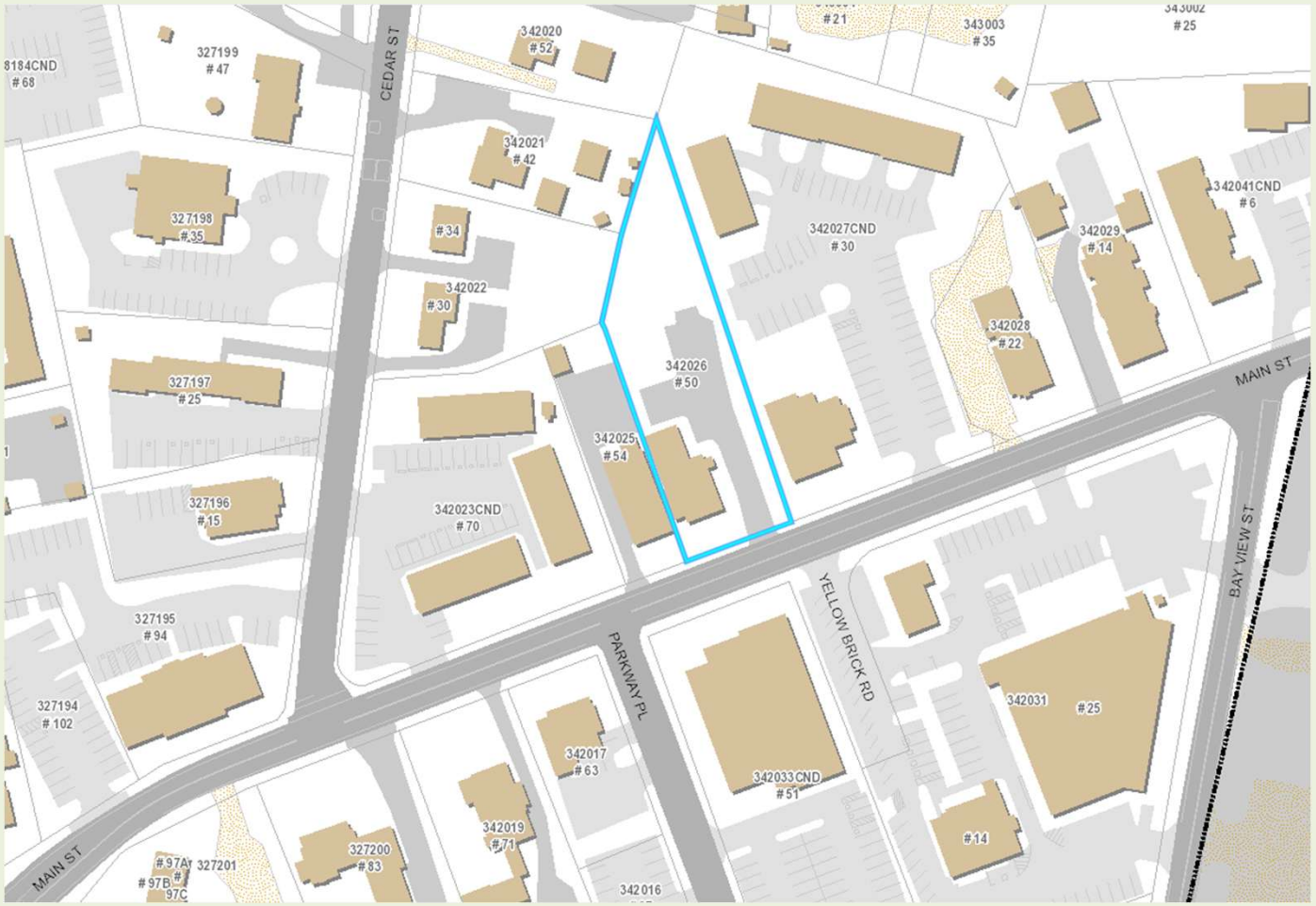
Elevations




architectural asphalt shingle roofing
New aluminum (white) gutters and downspouts
6"wood/hardboard clapboard siding


6"wood/hardboard clapboard siding

50 Main Street



Final Construction

Final Certificate of Occupancy has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	120% AMI	Regulatory Agreement
210 North Street	18	2	-	-	2	-	-	-	
201 Main Street	95	10	-	-	10	-	-	-	
83 Main Street	18	2	-	-	2	-	-	-	
24 & 30 Crocker Street	15	-	-	-	-	-	-	-	
69 Camp Street	4	-	-	-	-	-	-	-	
235 Barnstable Road	13	2	-	-	2	-	-	-	
81 Bassett Lane	2	-	-	-	-	-	-	-	
40 North Street	8	-	-	-	-	-	-	-	
32 Main Street	9	-	-	-	-	-	-	-	
473 Main Street (Phase 1)	20	2	-	-	2	-	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	-	
50 Main Street	10	1	-	-	1	-	-	-	
TOTAL	**227**	**24**	**0**	**0**	**20**	**1**	**3**	**0**	**0**

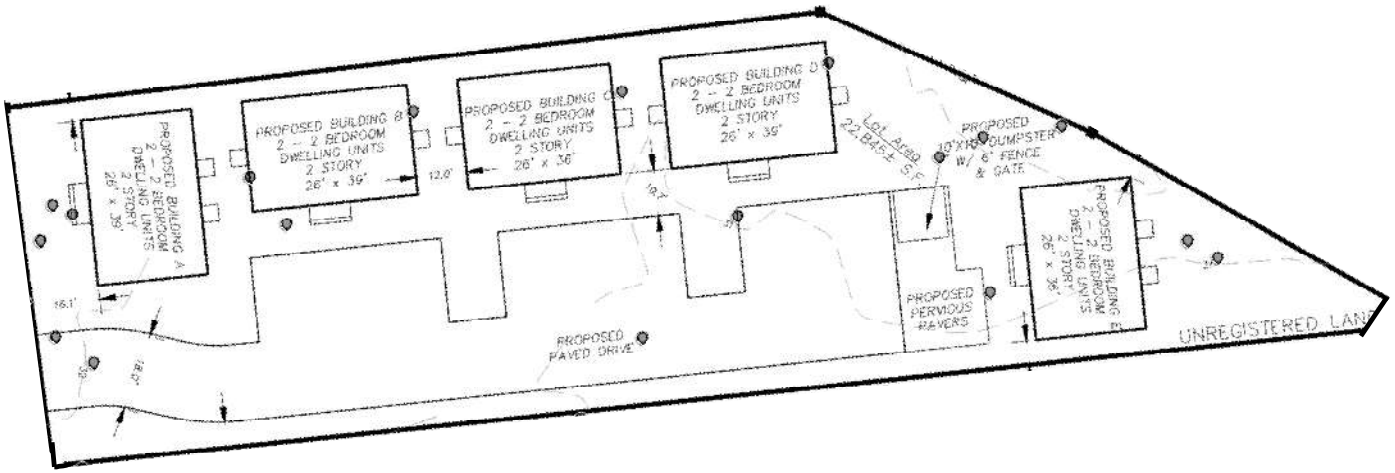
50 Main Street

Total Units	10 units
Total Affordable Units	1 unit

Existing Conditions



Site Plan


PROPOSED BUILDING A
2 - 2 BEDROOM DWELLING UNITS
2 STORY
26' x 39'
PROPOSED BUILDING B
2 - 2 BEDROOM
DWELLING UNITS
2 STORY
26' x 39'
PROPOSED BUILDING C
2 - 2 BEDROOM
DWELLING UNITS
2 STORY
26' x 39'
PROPOSED BUILDING D
2 - 2 BEDROOM
DWELLING UNITS
2 STORY
26' x 39'
LOT AREA
22,842 S.F.
PROPOSED
10'X10' DUMPSTER
W/ 6' FENCE
& GATE
PROPOSED
PERVIOUS
PAVERS
PROPOSED BUILDING E
2 - 2 BEDROOM DWELLING UNITS
2 STORY
26' x 39'
PROPOSED
PAVED DRIVE
UNREGISTERED LAN
12.0'
16.1'
18.1'
18.1'

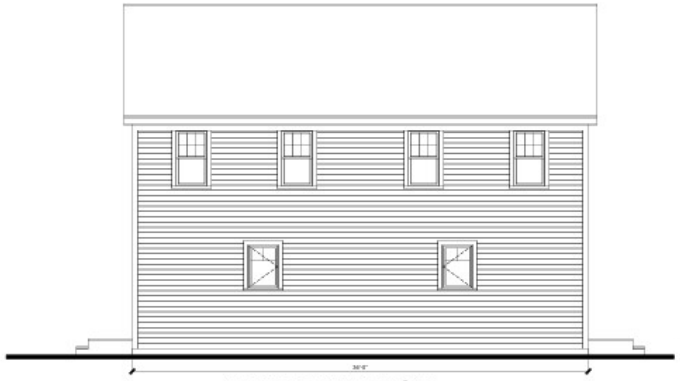
Elevations



FRONT ELEVATION



RIGHT ELEVATION

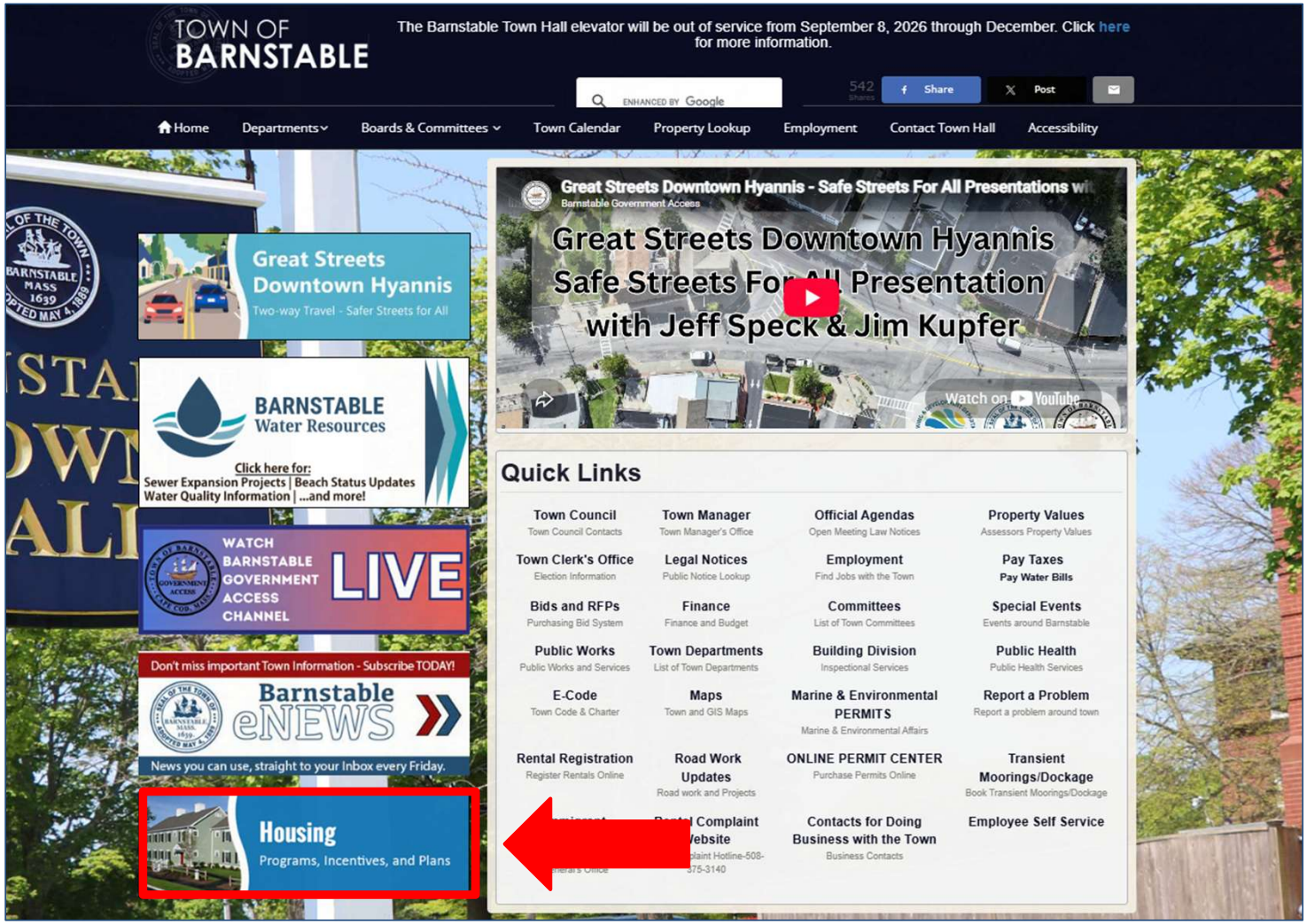


REAR ELEVATION

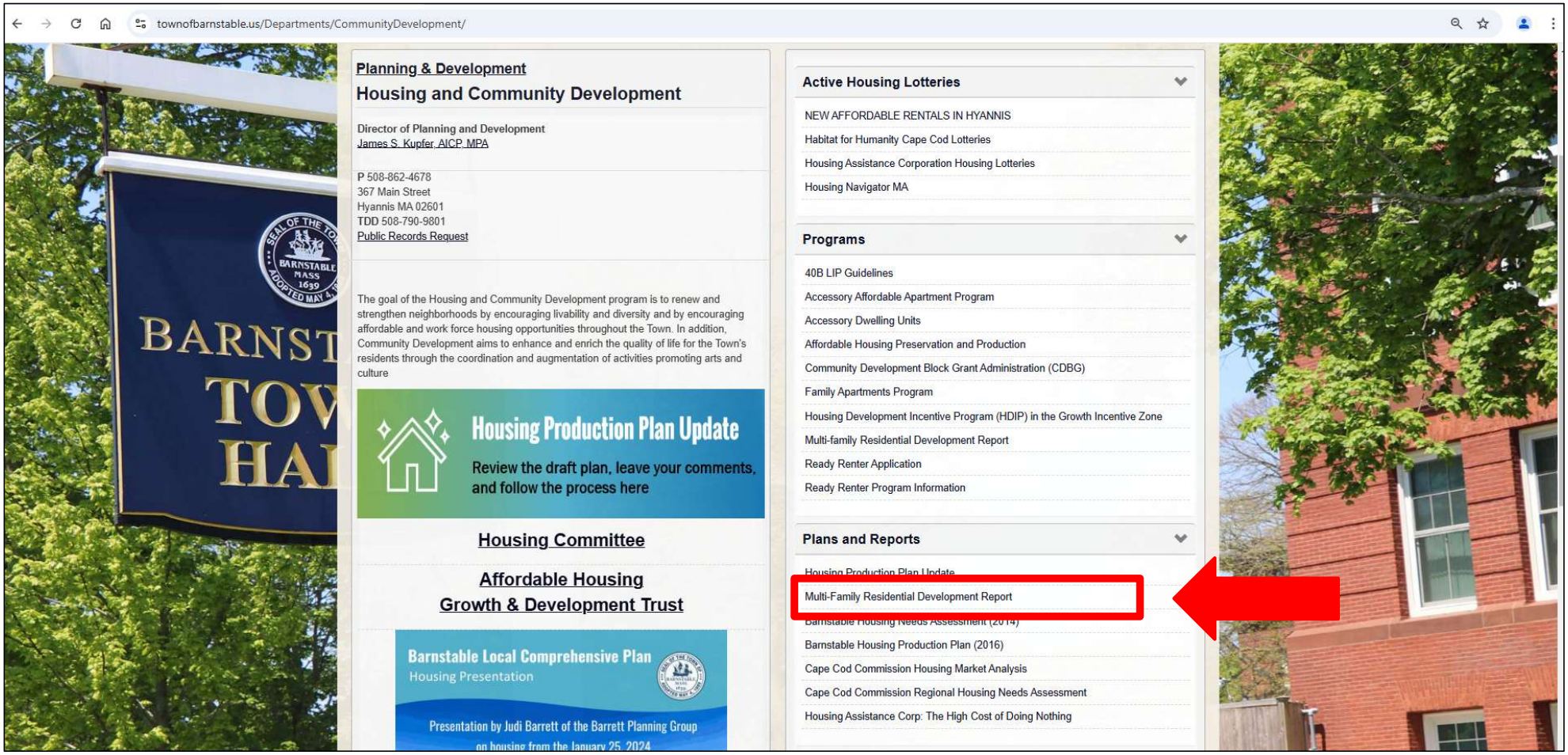


LEFT ELEVATION

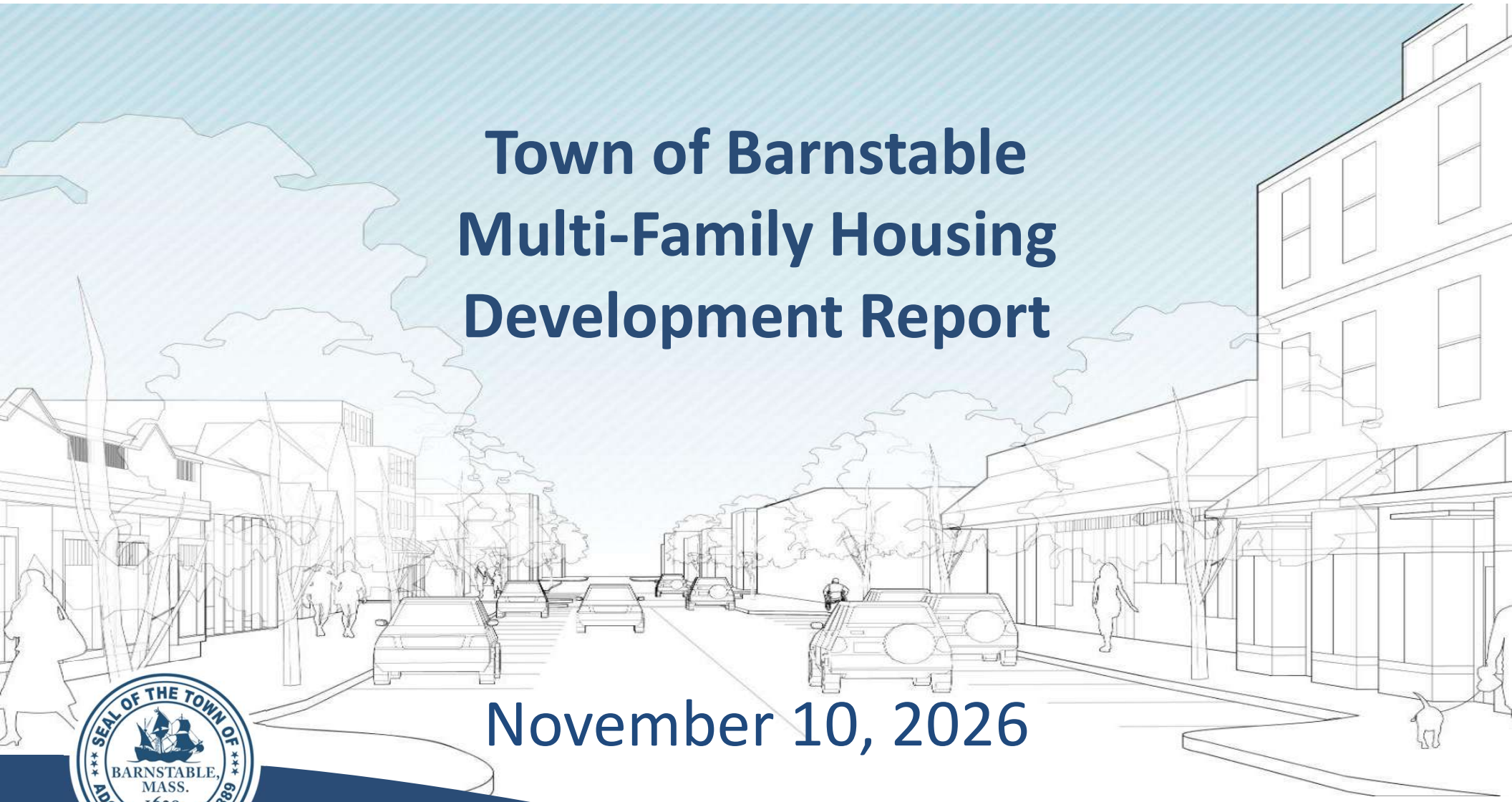
Website


TOWN OF BARNSTABLE
The Barnstable Town Hall elevator will be out of service from September 8, 2026 through December. Click here for more information.
Home
Departments
Boards & Committees
Town Calendar
Property Lookup
Employment
Contact Town Hall
Accessibility
Great Streets Downtown Hyannis
Two-way Travel - Safer Streets for All
Great Streets Downtown Hyannis - Safe Streets For All Presentations
Barnstable Government Access
Great Streets Downtown Hyannis
Safe Streets For All Presentation
with Jeff Speck & Jim Kupfer
Watch on YouTube
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Water Resources
Click here for:
Sewer Expansion Projects | Beach Status Updates
Water Quality Information | ...and more!
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Find Jobs with the Town
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Pay Water Bills
Bids and RFPs
Purchasing Bid System
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Finance and Budget
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List of Town Committees
Special Events
Events around Barnstable
Public Works
Public Works and Services
Town Departments
List of Town Departments
Building Division
Inspectional Services
Public Health
Public Health Services
E-Code
Town Code & Charter
Maps
Town and GIS Maps
Marine & Environmental PERMITS
Marine & Environmental Affairs
Report a Problem
Report a problem around town
Rental Registration
Register Rentals Online
Road Work Updates
Road work and Projects
ONLINE PERMIT CENTER
Purchase Permits Online
Transient Moorings/Dockage
Book Transient Moorings/Dockage
Contacts for Doing Business with the Town
Business Contacts
Employee Self Service

Website


townofbarnstable.us/Departments/CommunityDevelopment/
Planning & Development
Housing and Community Development
Director of Planning and Development
James S. Kupfer, AICP, MPA
P 508-862-4678
367 Main Street
Hyannis MA 02601
TDD 508-790-9801
Public Records Request
The goal of the Housing and Community Development program is to renew and strengthen neighborhoods by encouraging livability and diversity and by encouraging affordable and work force housing opportunities throughout the Town. In addition, Community Development aims to enhance and enrich the quality of life for the Town's residents through the coordination and augmentation of activities promoting arts and culture
Housing Production Plan Update
Review the draft plan, leave your comments, and follow the process here
Housing Committee
Affordable Housing Growth & Development Trust
Barnstable Local Comprehensive Plan
Housing Presentation
Presentation by Judi Barrett of the Barrett Planning Group on housing from the January 25, 2024
Active Housing Lotteries
NEW AFFORDABLE RENTALS IN HYANNIS
Habitat for Humanity Cape Cod Lotteries
Housing Assistance Corporation Housing Lotteries
Housing Navigator MA
Programs
40B LIP Guidelines
Accessory Affordable Apartment Program
Accessory Dwelling Units
Affordable Housing Preservation and Production
Community Development Block Grant Administration (CDBG)
Family Apartments Program
Housing Development Incentive Program (HDIP) in the Growth Incentive Zone
Multi-family Residential Development Report
Ready Renter Application
Ready Renter Program Information
Plans and Reports
Housing Production Plan Update
Multi-Family Residential Development Report
Barnstable Housing Needs Assessment (2014)
Barnstable Housing Production Plan (2016)
Cape Cod Commission Housing Market Analysis
Cape Cod Commission Regional Housing Needs Assessment
Housing Assistance Corp: The High Cost of Doing Nothing

Town of Barnstable Multi-Family Housing Development Report



November 10, 2026