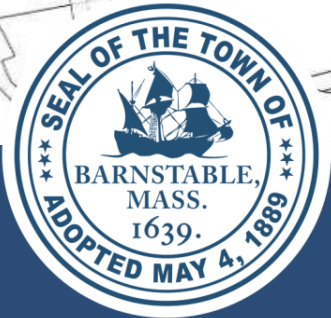


Town of Barnstable Multi-Family Housing Development Report

December 3, 2024



Website

TOWN OF BARNSTABLE

Welcome to The Town of Barnstable!

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Barnstable Local Comprehensive Plan
Community Vision, Goals, and Strategic Actions

BARNSTABLE Water Resources
SEWER CONNECTION CONSTRUCTION UPDATES
PFAS/PFOA CYANOBACTERIA MONITORING CWMP
WATER QUALITY BEACH STATUS: OPEN/CLOSED

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Programs, Incentives, and Plans

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Bids and RFPs Purchasing Bid System	Town Departments List of Town Departments	Committees List of Town Committees	Special Events Events around Barnstable
Public Works Public Works and Services	Maps Town and GIS Maps	Building Division Inspectional Services	Public Health Public Health Services
E-Code Town Code & Charter	Road Work Updates Road work and Projects	Marine & Environmental PERMITS Marine & Environmental Affairs	Report a Problem Report a problem around town
Complaint Website Complaint Hotline-508-504-9779	ONLINE PERMIT CENTER Purchase Permits Online	Transient Moorings/Dockage Book Transient Moorings/Dockage	



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

A banner with a green background on the left featuring a white house icon with three stars above it. The text is white and blue.

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

A blue banner with white text and a small circular seal on the right side.

Active Housing Lotteries

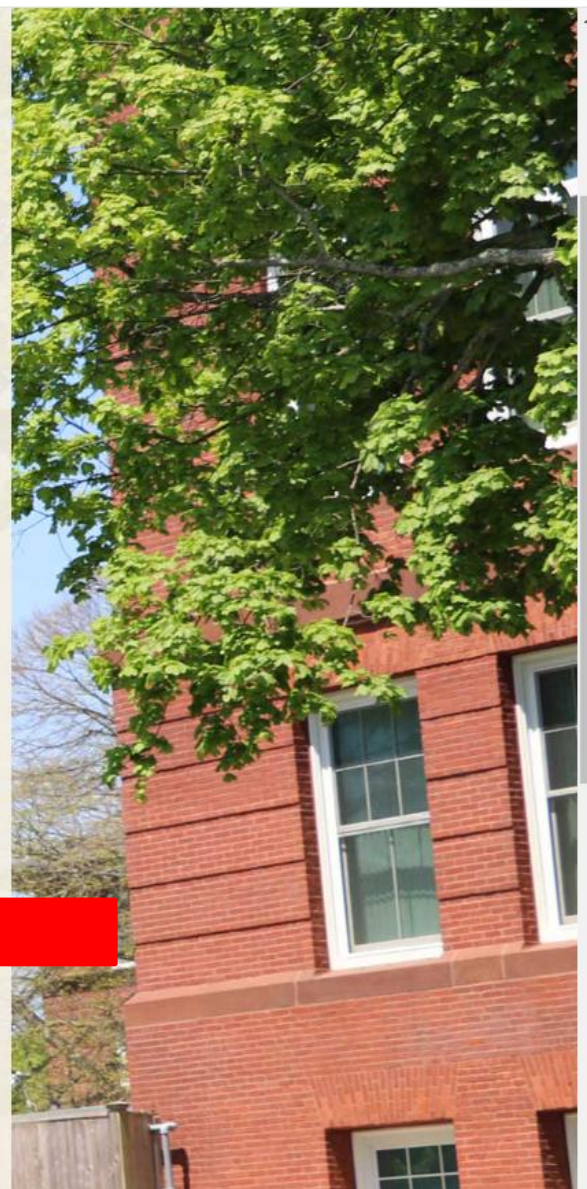
- NEW AFFORDABLE RENTALS IN HYANNIS
- Habitat for Humanity Cape Cod Lotteries
- Housing Assistance Corporation Housing Lotteries
- Housing Navigator MA

Programs

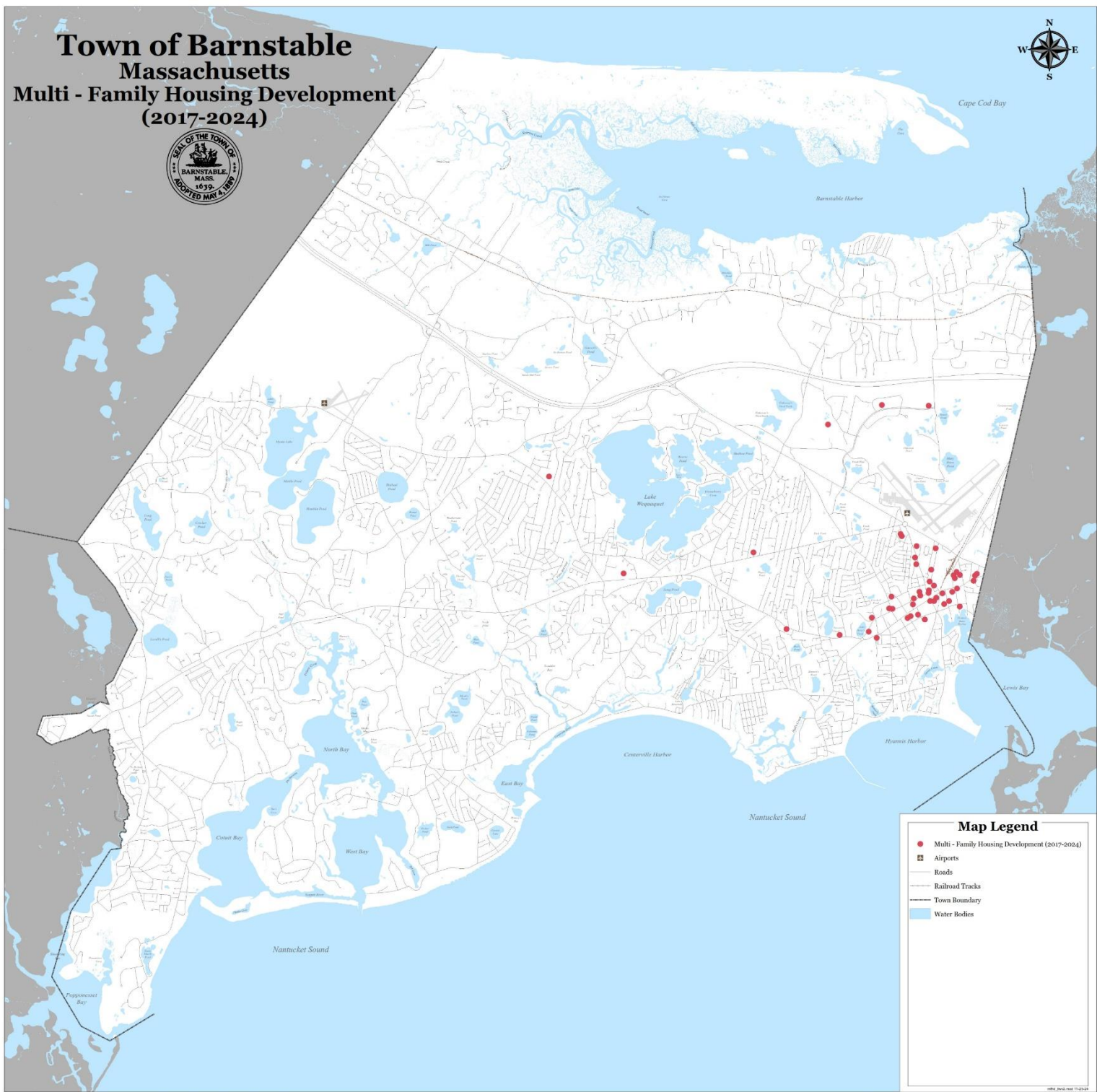
- 40B LIP Guidelines
- Accessory Affordable Apartment Program
- Accessory Dwelling Units
- Affordable Housing Preservation and Production
- Community Development Block Grant Administration (CDBG)
- Family Apartments Program
- Housing Development Incentive Program (HDIP) in the Growth Incentive Zone
- 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



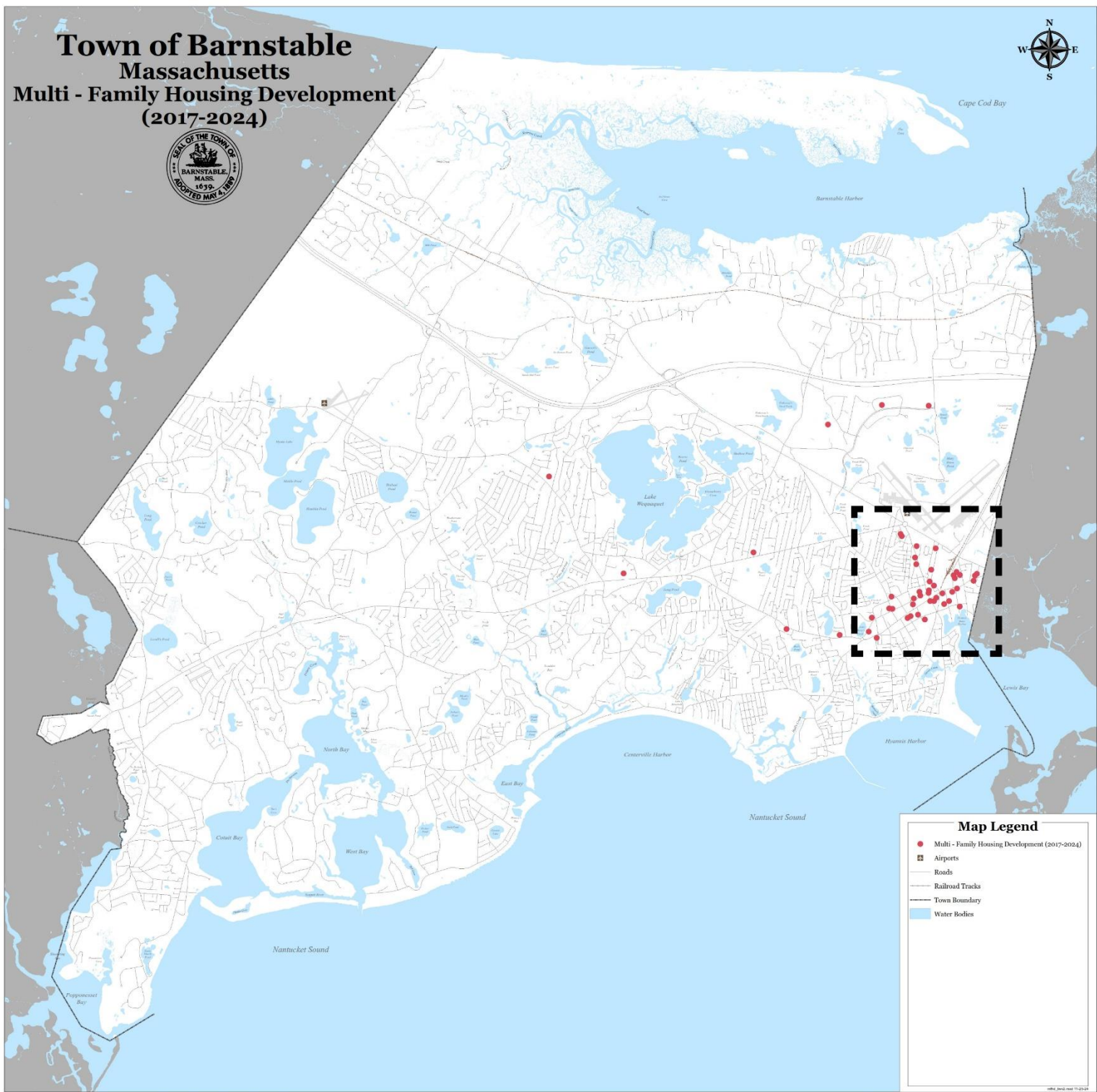
Town of Barnstable Massachusetts Multi - Family Housing Development (2017-2024)



Map Legend

- Multi - Family Housing Development (2017-2024)
- ✈ Airports
- Roads
- Railroad Tracks
- Town Boundary
- Water Bodies

Town of Barnstable Massachusetts Multi - Family Housing Development (2017-2024)



Map Legend

- Multi - Family Housing Development (2017-2024)
- ✈ Airports
- Roads
- Railroad Tracks
- Town Boundary
- Water Bodies



Summary of Housing Production: Within Downtown Hyannis

Prior to Downtown Hyannis Zoning (2017-February 2023)

Multi-Family Residential Development	
Total Units Created	216 units
Total Affordable Units	13 units
Total Regulatory Agreements	(8) Regulatory Agreements

Summary of Housing Production: Within Downtown Hyannis

After Downtown Hyannis Zoning (February 2023-November 2024)

Multi-Family Residential Development	
Total Units Created	637 units
Total Affordable Units	118 units
Total Regulatory Agreements	(0) Regulatory Agreements

Summary of Housing Production: Not Within Downtown Hyannis

Prior To & After Downtown Hyannis Zoning (2017-November 2024)

Multi-Family Residential Development	
Total Units Created	673 units
Total Affordable Units	82 units
Total Regulatory Agreements	(0) Regulatory Agreements

Summary of Housing Production: Townwide

Prior To & After Downtown Hyannis Zoning (2017-November 2024)

Multi-Family Residential Development	
Total Units Created	1,526 units
Total Affordable Units	213 units
Total Regulatory Agreements	(8) Regulatory Agreements

Within Downtown Hyannis

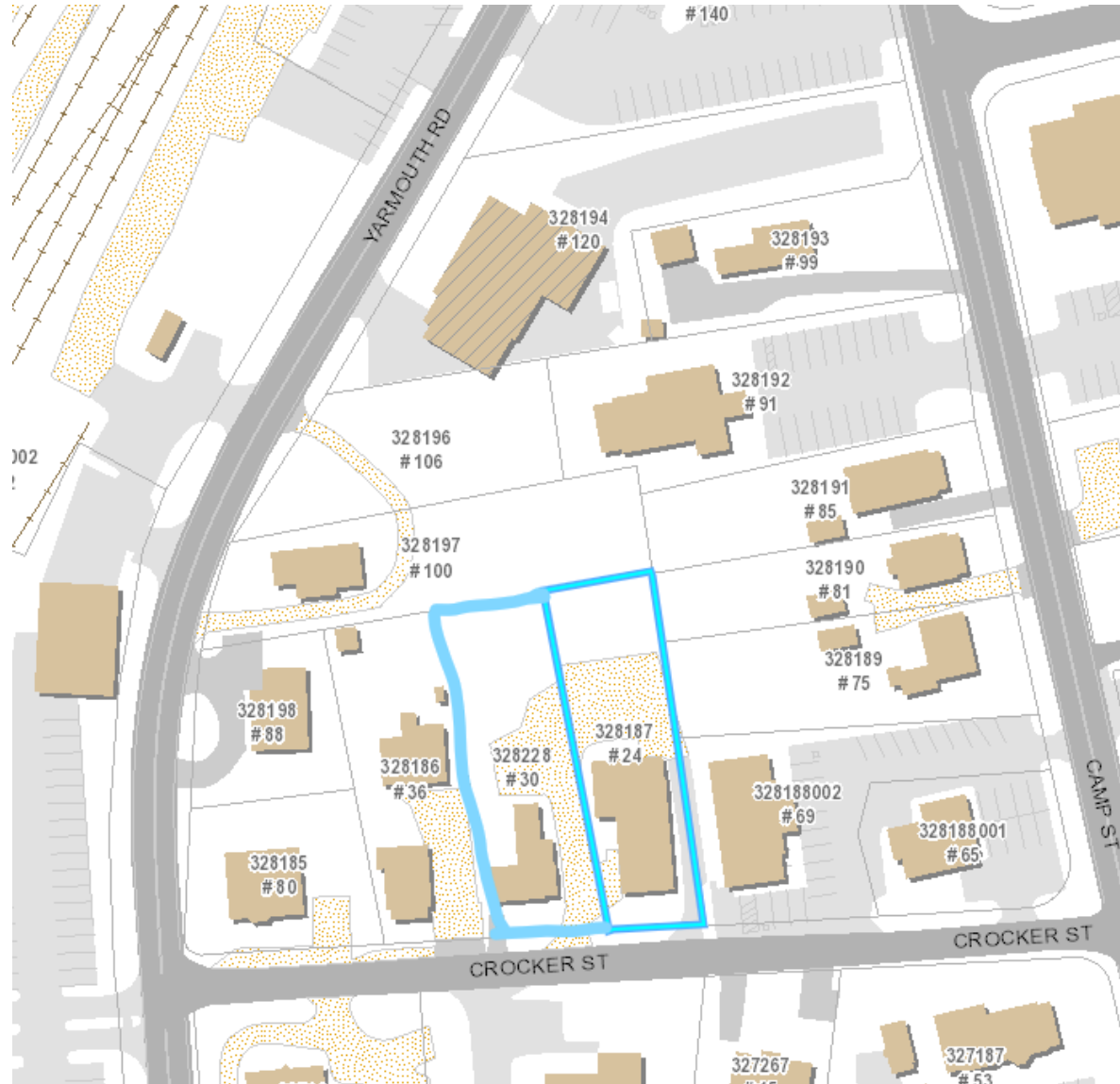
After Downtown Hyannis Zoning (February 2023-November 2024)

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	Regulatory Agreement
24 & 30 Crocker Street	15	-	-	-	-	-	-	
23 Washington Street	32	3	-	-	3	-	-	
79 Center Street	9	-	-	-	-	-	-	
473 Main Street (Phase 2)	35	4	-	-	4	-	-	
407 North Street	9	-	-	-	-	-	-	
337 Main Street	22	2	-	-	2	-	-	
TOTAL	122	9	0	0	9	0	0	0

24 + 30 Crocker 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
24 & 30 Crocker Street	15	-	-	-	-	-	-
23 Washington Street	32	3	-	-	3	-	-
79 Center Street	9	-	-	-	-	-	-
473 Main Street (Phase 2)	35	4	-	-	4	-	-
407 North Street	9	-	-	-	-	-	-
900 Old Stage Road	14	4	-	-	-	4	-
337 Main Street	22	2	-	-	2	-	-
TOTAL	136	13	0	0	9	4	0

24 + 30 Crocker Street

Total Units	15 units
Total Affordable Units	0 units

Existing Conditions



Site Plan



ONS:

TAL

REQ.

ES REQUIRED

LUDING 1

EX. PARKING SPACES (EXTEND GRAVEL)

CROCKER STREET

Elevations



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
21 & 30 Crocker Street	15	-	-	-	-	-	-
23 Washington Street	32	3	-	-	3	-	-
79 Center Street	9	-	-	-	-	-	-
473 Main Street (Phase 2)	35	4	-	-	4	-	-
407 North Street	9	-	-	-	-	-	-
900 Old Stage Road	14	4	-	-	-	4	-
337 Main Street	22	2	-	-	2	-	-
TOTAL	136	13	0	0	9	4	0

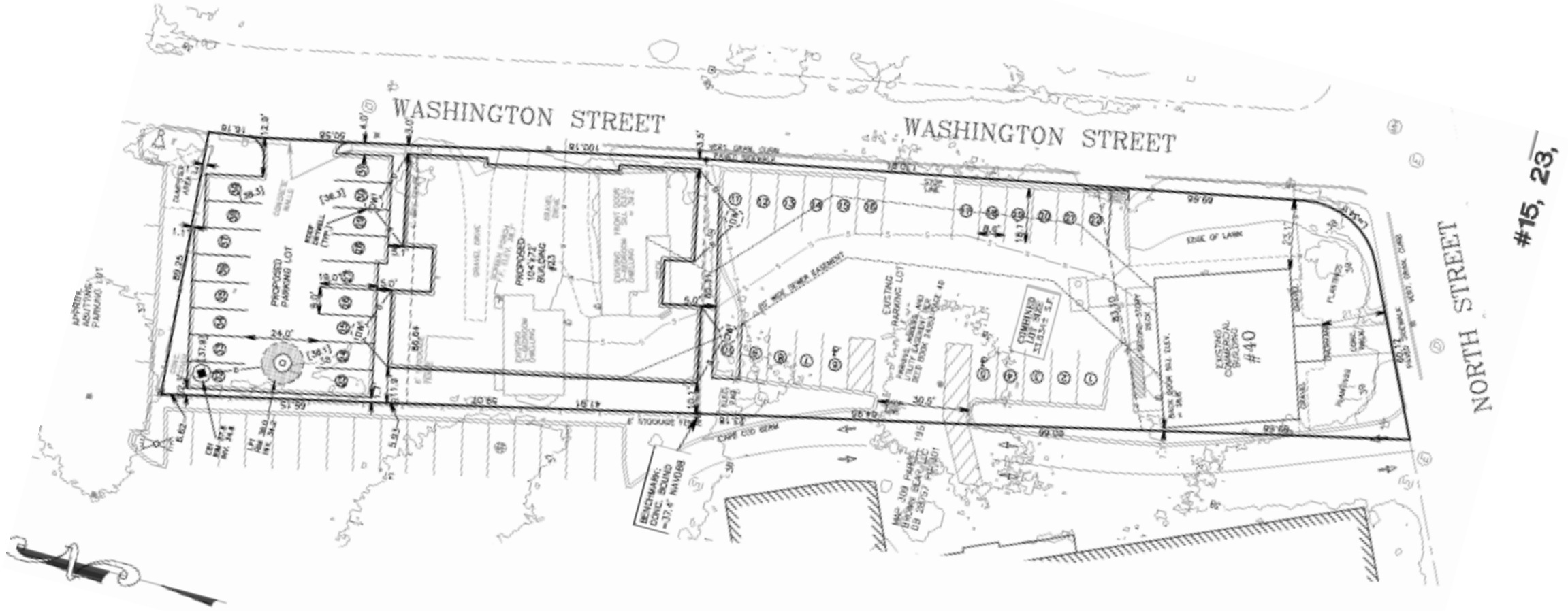
23 Washington Street

Total Units	32 units
Total Affordable Units	3 units

Existing Conditions



Site Plan



#15, 23,

Elevations



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
24 & 30 Crocker Street	15	-	-	-	-	-	-
22 Washington Street	27	2	-	-	2	-	-
79 Center Street	9	-	-	-	-	-	-
473 Main Street (Phase 2)	35	4	-	-	4	-	-
407 North Street	9	-	-	-	-	-	-
900 Old Stage Road	14	4	-	-	-	4	-
337 Main Street	22	2	-	-	2	-	-
TOTAL	136	13	0	0	9	4	0

79 Center Street

Total Units	9 units
Total Affordable Units	0 units

Existing Conditions



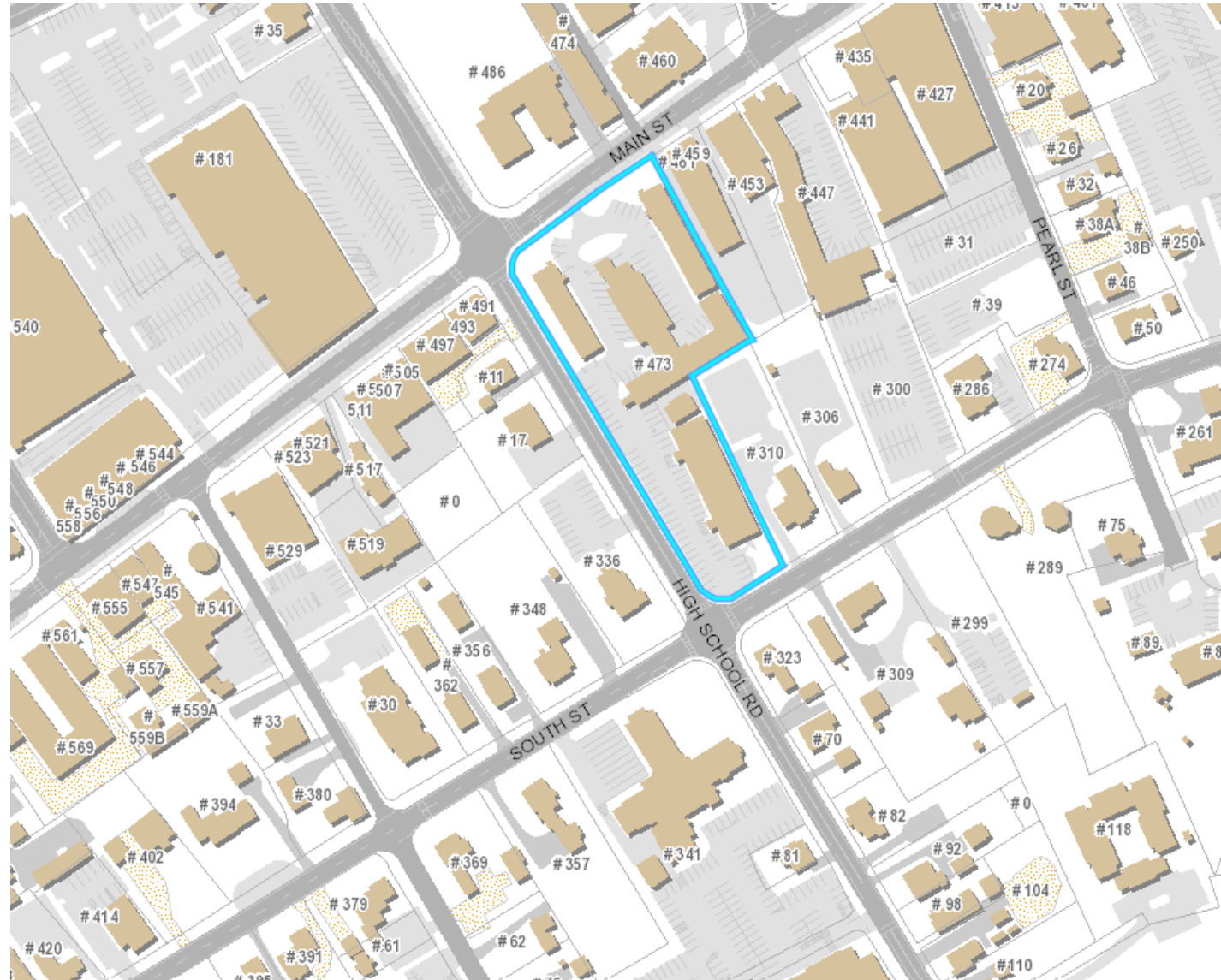
Site Plan



Elevations



473 Main Street (Phase 2)



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
24 & 30 Crocker Street	15	-	-	-	-	-	-
23 Washington Street	32	3	-	-	3	-	-
79 Center Street	9	-	-	-	-	-	-
473 Main Street (Phase 2)	35	4	-	-	4	-	-
407 North Street	9	-	-	-	-	-	-
900 Old Stage Road	14	4	-	-	-	4	-
337 Main Street	22	2	-	-	2	-	-
TOTAL	136	13	0	0	9	4	0

473 Main Street (Phase 2)

Total Units	35 units
Total Affordable Units	4 units

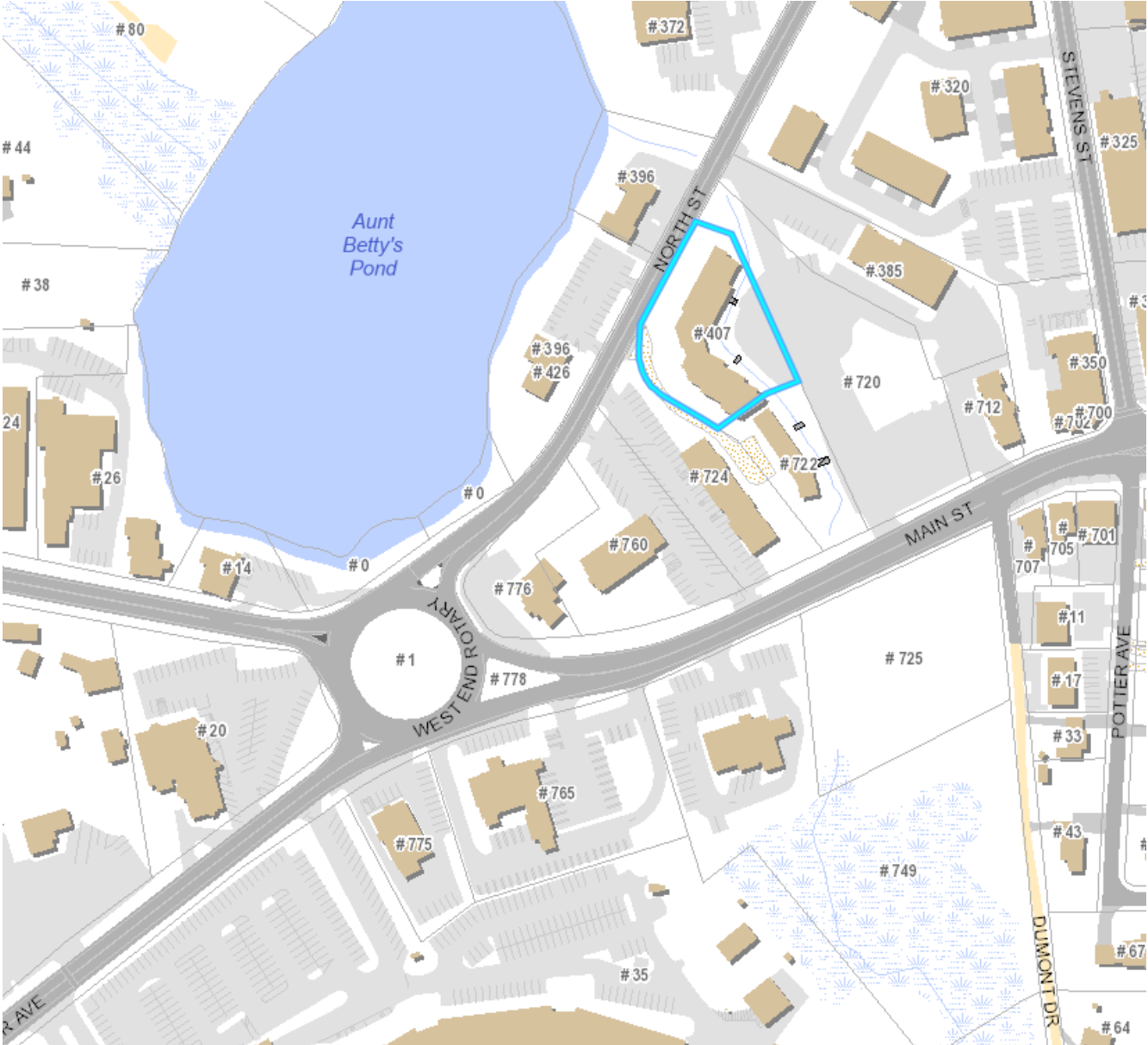
Existing Conditions



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
24 & 30 Crocker Street	15	-	-	-	-	-	-
23 Washington Street	32	3	-	-	3	-	-
79 Center Street	9	-	-	-	-	-	-
473 Main Street (Phase 2)	35	4	-	-	4	-	-
407 North Street	9	-	-	-	-	-	-
900 Old Stage Road	14	4	-	-	-	4	-
337 Main Street	22	2	-	-	2	-	-
TOTAL	136	13	0	0	9	4	0

407 North Street

Total Units	9 units
Total Affordable Units	0 units

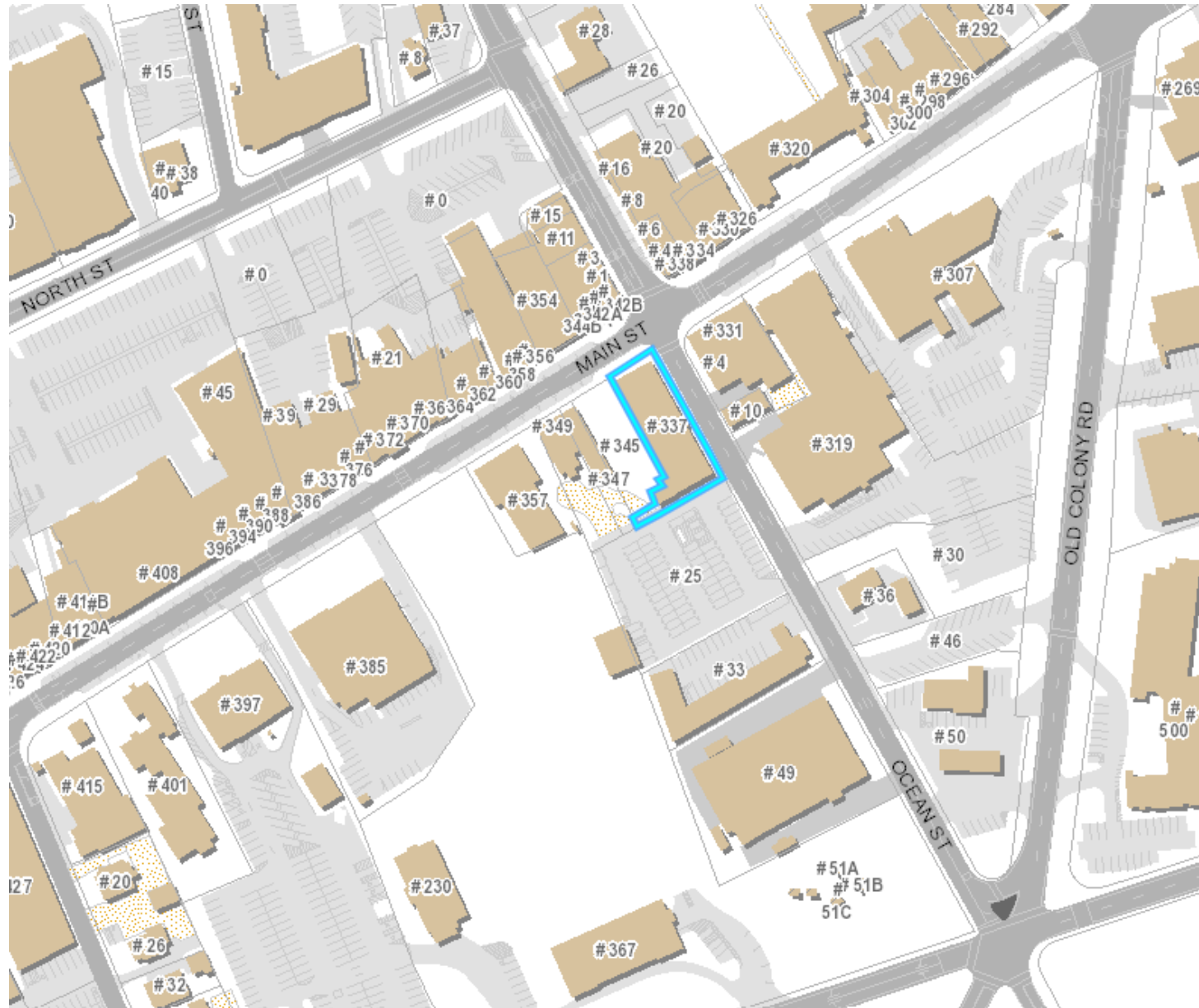
Existing Conditions



Elevations



337 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
24 & 30 Crocker Street	15	-	-	-	-	-	-
23 Washington Street	32	3	-	-	3	-	-
79 Center Street	9	-	-	-	-	-	-
473 Main Street (Phase 2)	35	4	-	-	4	-	-
407 North Street	9	-	-	-	-	-	-
900 Old Stage Road	14	4	-	-	-	4	-
337 Main Street	22	2	-	-	2	-	-
TOTAL	136	13	0	0	9	4	0

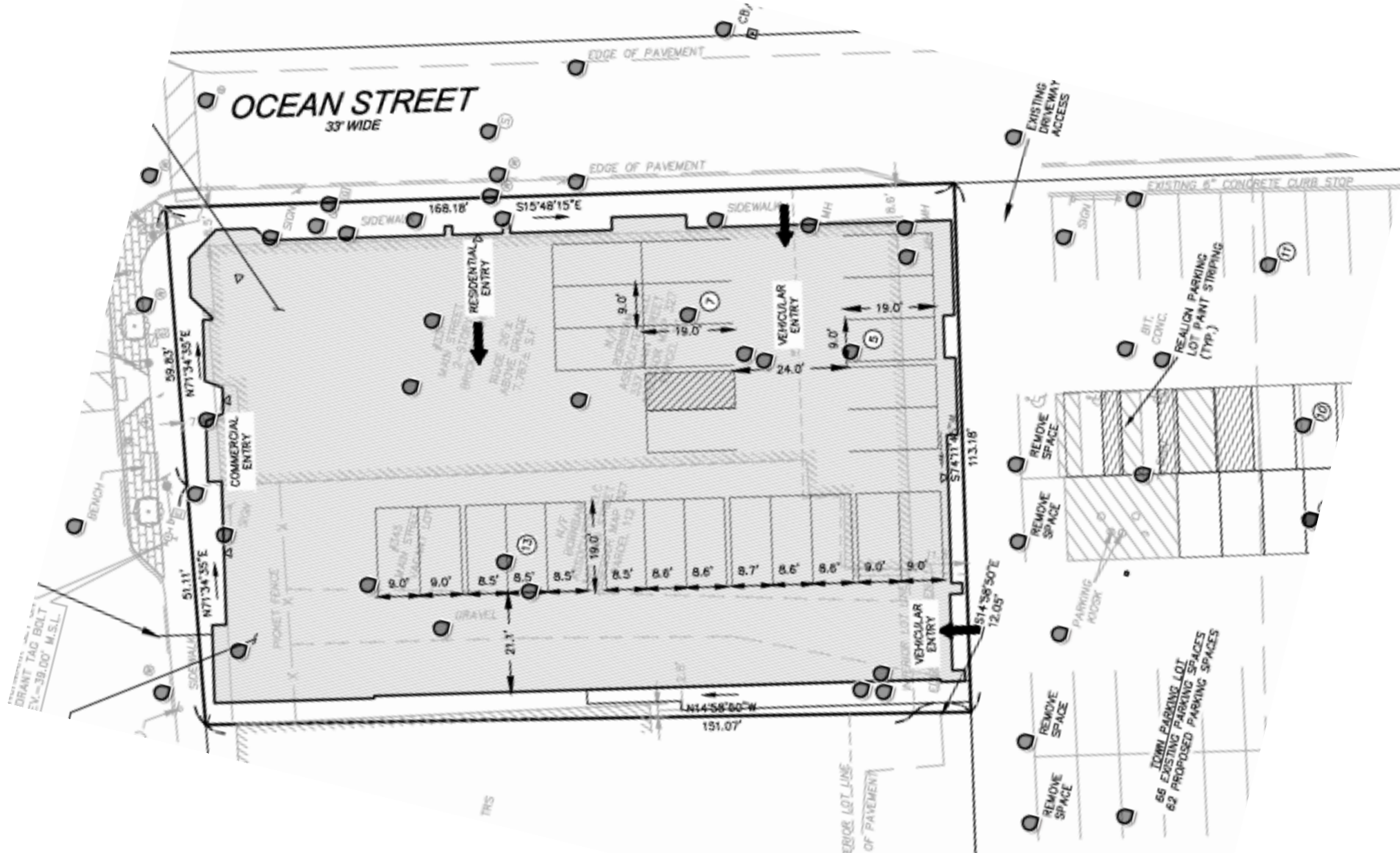
337 Main Street

Total Units	22 units
Total Affordable Units	2 units

Existing Conditions



Site Plan



Elevations



Within Downtown Hyannis

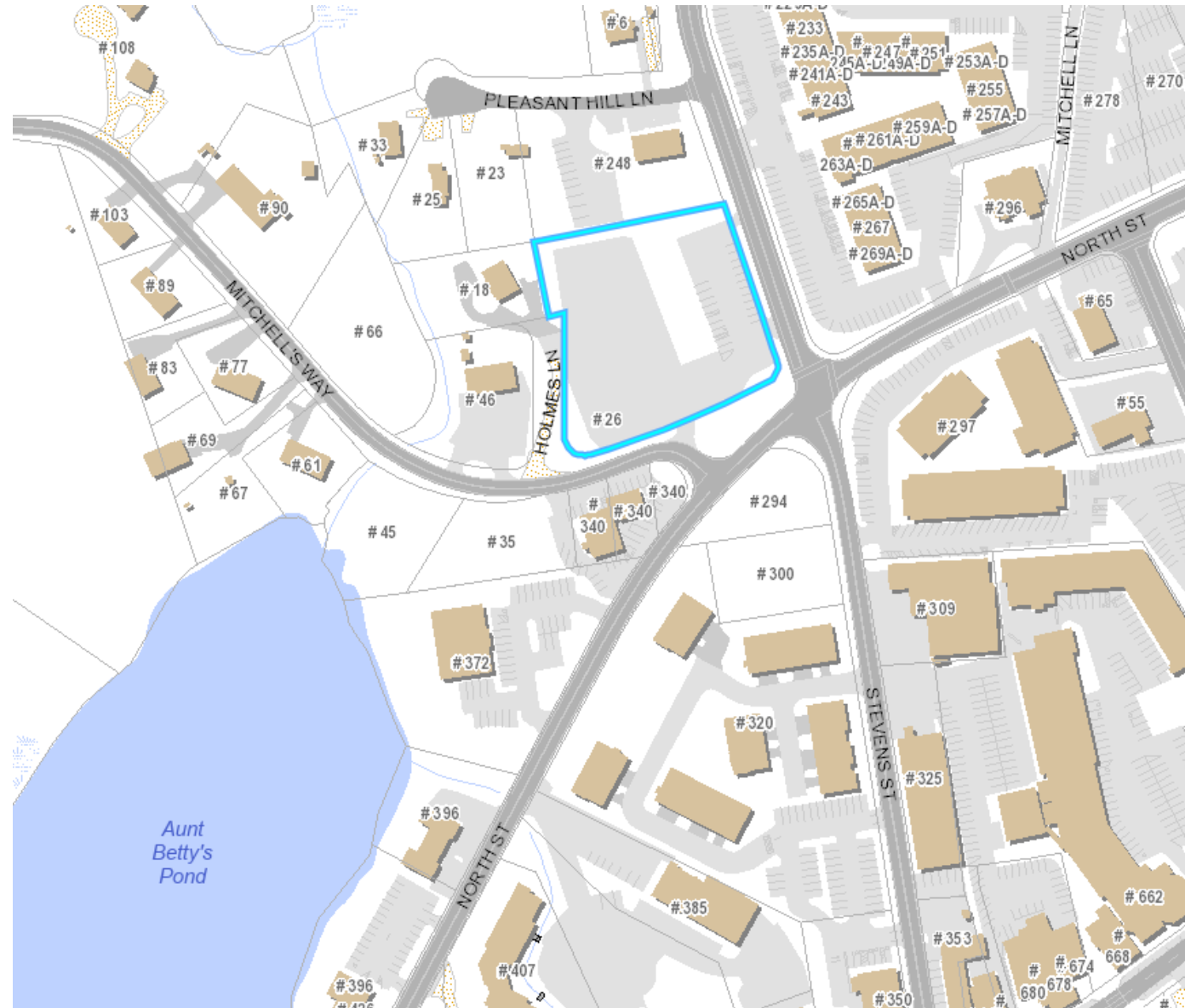
After Downtown Hyannis Zoning (February 2023-November 2024)

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	Regulatory Agreement
268 Stevens Street	50	40	-	-	-	-	40	
40 North Street	8	-	-	-	-	-	-	
94 Stevens Street	40	4	-	-	4	-	-	
28 Barnstable Road	4	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	
11 Potter Avenue	5	-	-	-	-	-	-	
53 Camp Street	5	-	-	-	-	-	-	
50 Main Street	10	1	-	-	1	-	-	
201 Main Street	95	10	-	-	10	-	-	
TOTAL	337	85	0	12	15	18	40	0

268 Stevens 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
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

268 Stevens Street

Total Units	50 units
Total Affordable Units	40 units

Existing Conditions



Elevations



/ HEADING SOUTH ON STEVENS 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
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

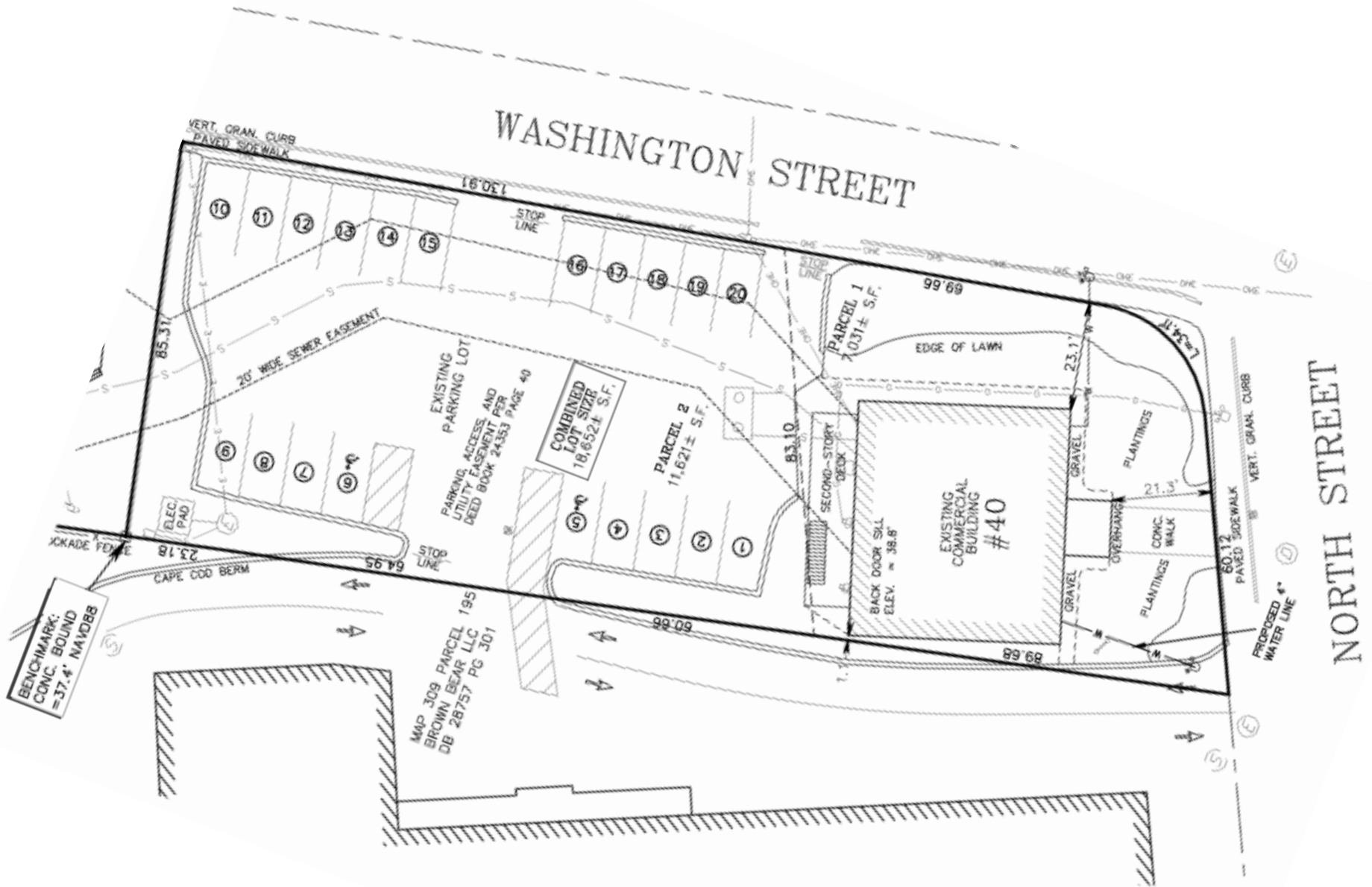
40 North Street

Total Units	8 units
Total Affordable Units	0 units

Existing Conditions



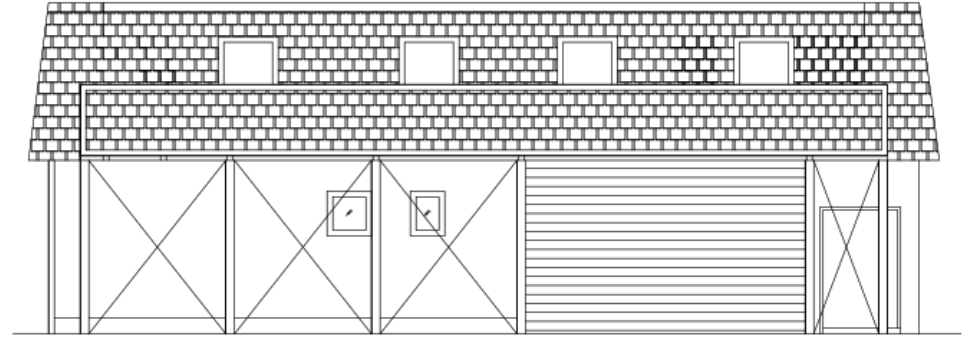
Site Plan



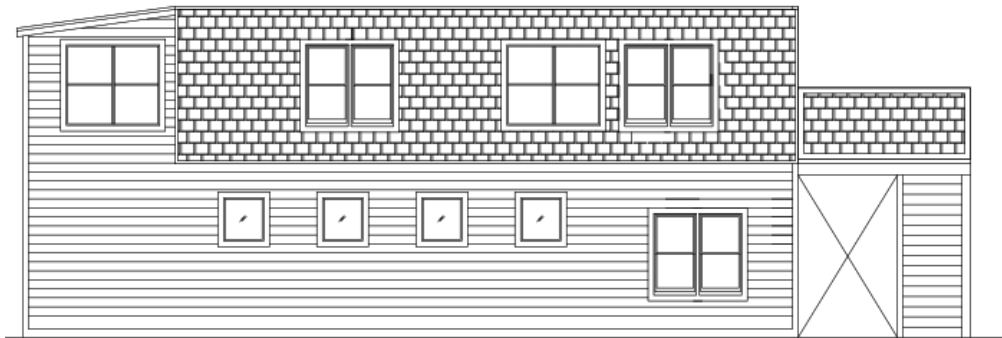
Elevations



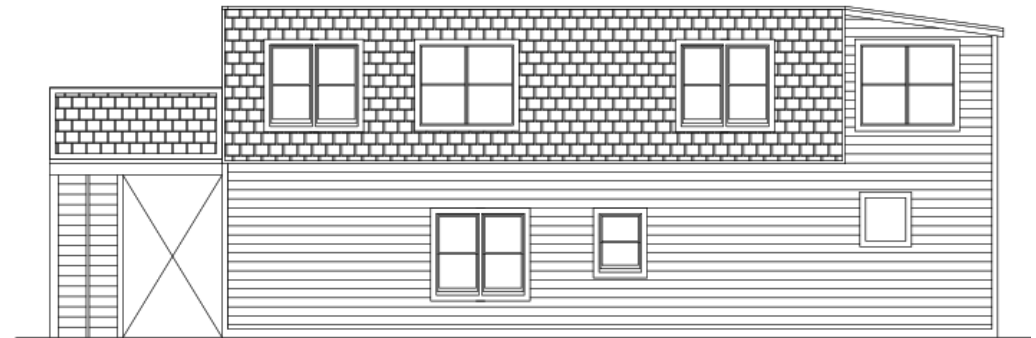
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

94 Stevens Street

Total Units	40 units
Total Affordable Units	4 units

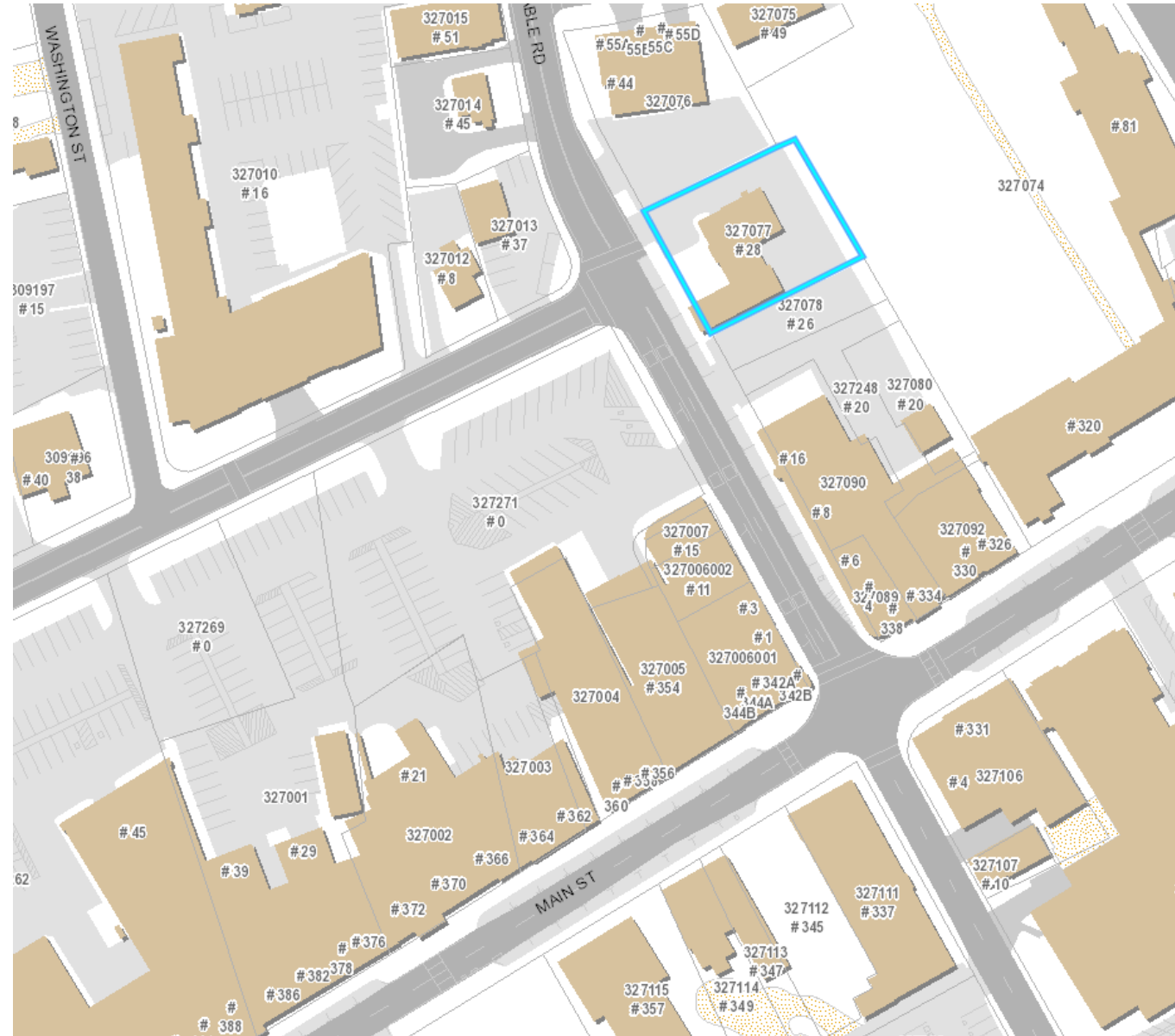
Existing Conditions



Elevations



28 Barnstable Road



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
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

28 Barnstable Road

Total Units	4 units
Total Affordable Units	0 units

Existing Conditions



Elevations



FACADE 33' FROM PROPERTY LINE

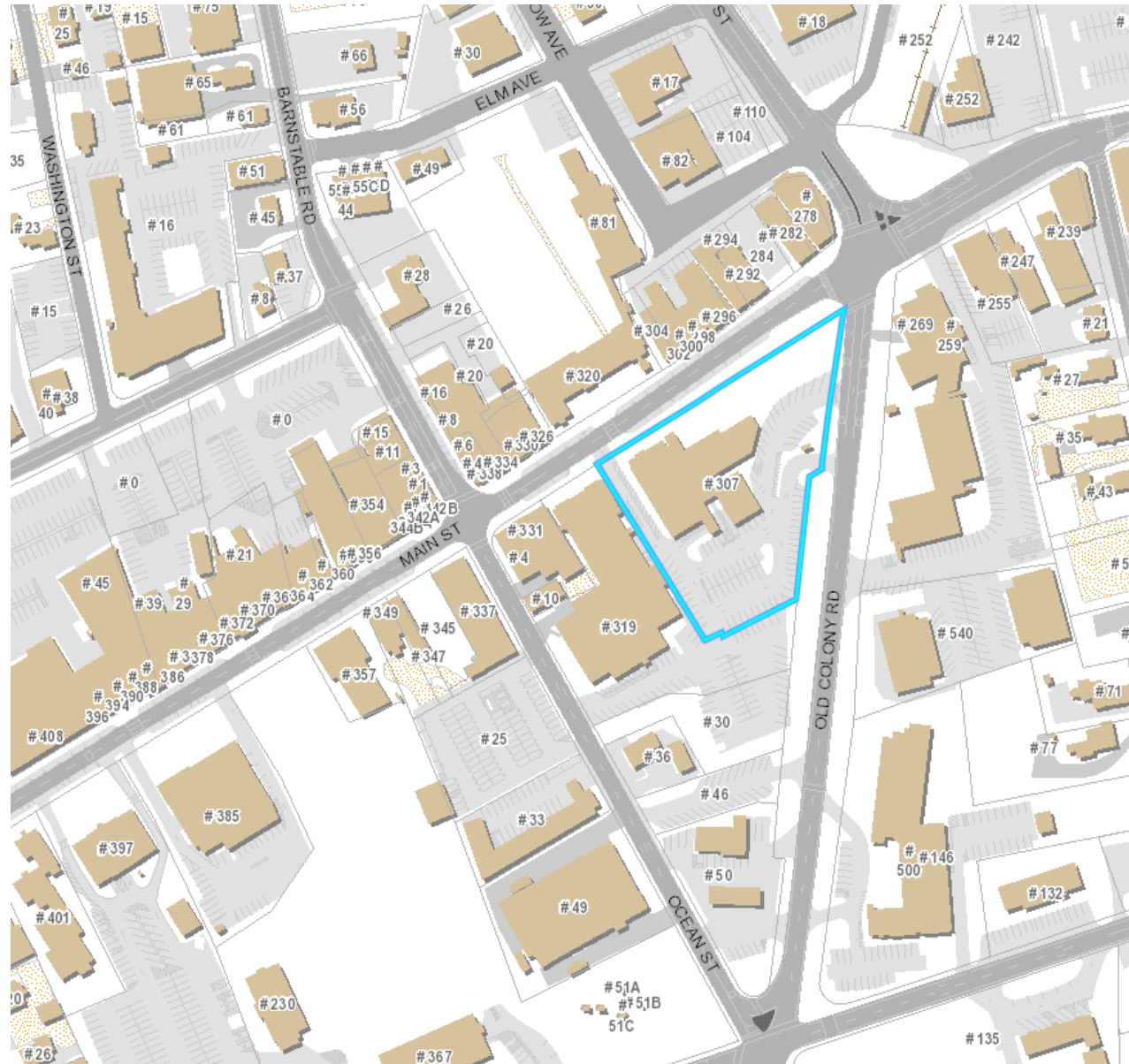
FACADE 3' FROM PROPERTY LINE

WEST ELEV.

1
A 3

SCALE: 1/4" = 1' 0"

307 Main 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
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

307 Main Street

Total Units	120 units
Total Affordable Units	30 units

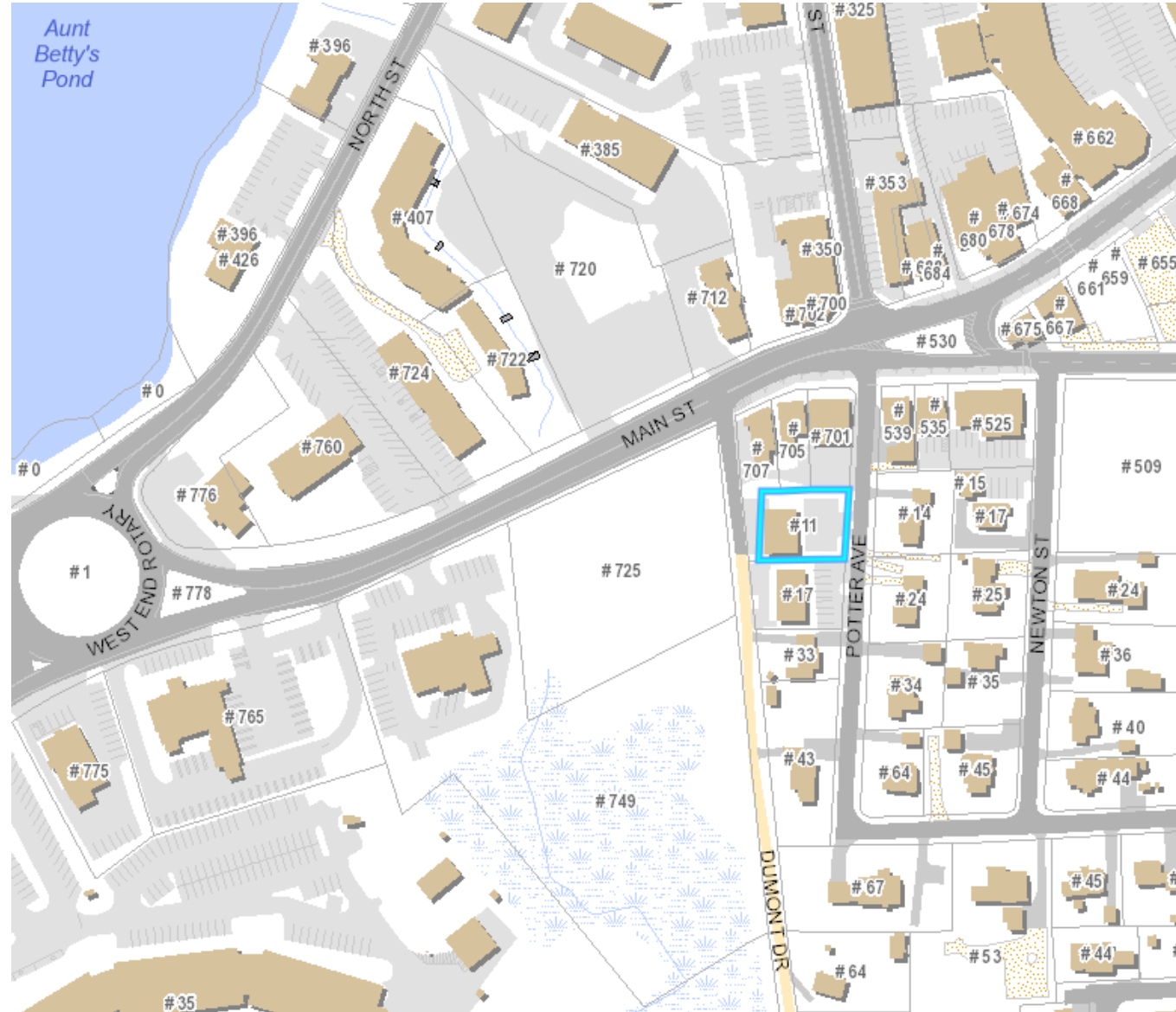
Existing Conditions



Elevations



11 Potter Ave



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
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

11 Potter Ave

Total Units	5 units
Total Affordable Units	0 units

Existing Conditions



Elevations



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



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

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
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

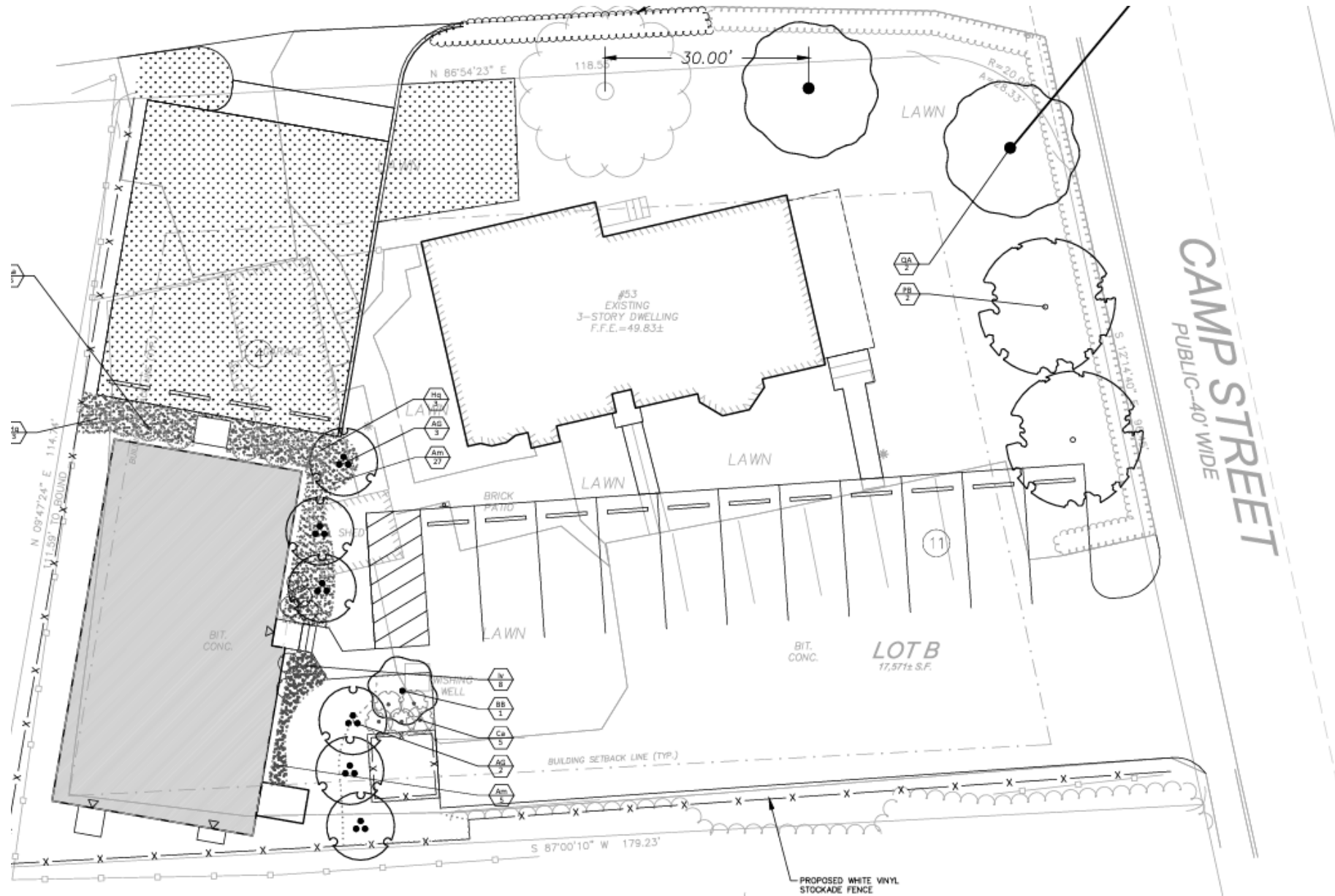
53 Camp Street

Total Units	5 units
Total Affordable Units	0 units

Existing Conditions



Site Plan



Elevations

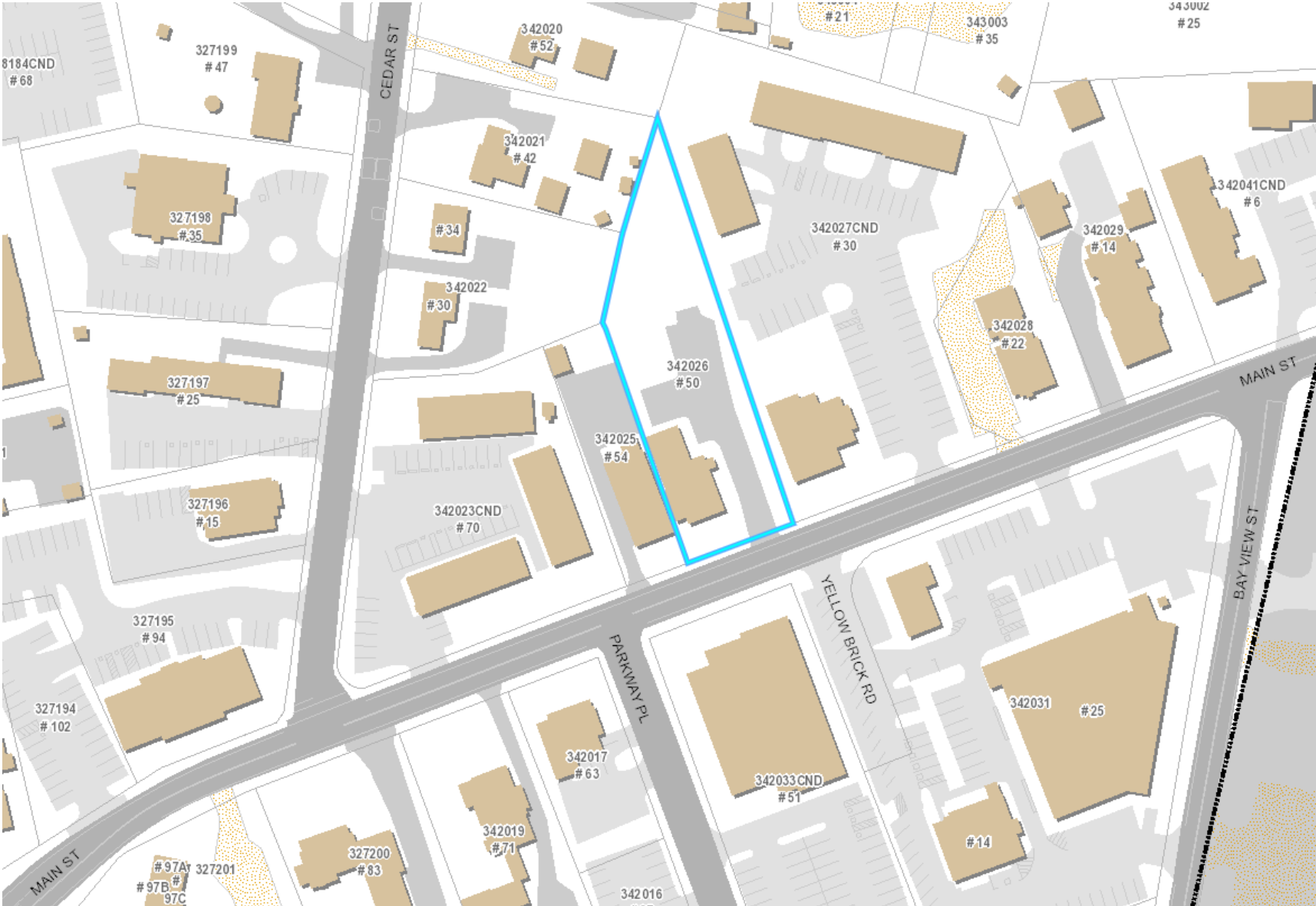


SOUTH ELEVATION



EAST ELEVATION

50 Main 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
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

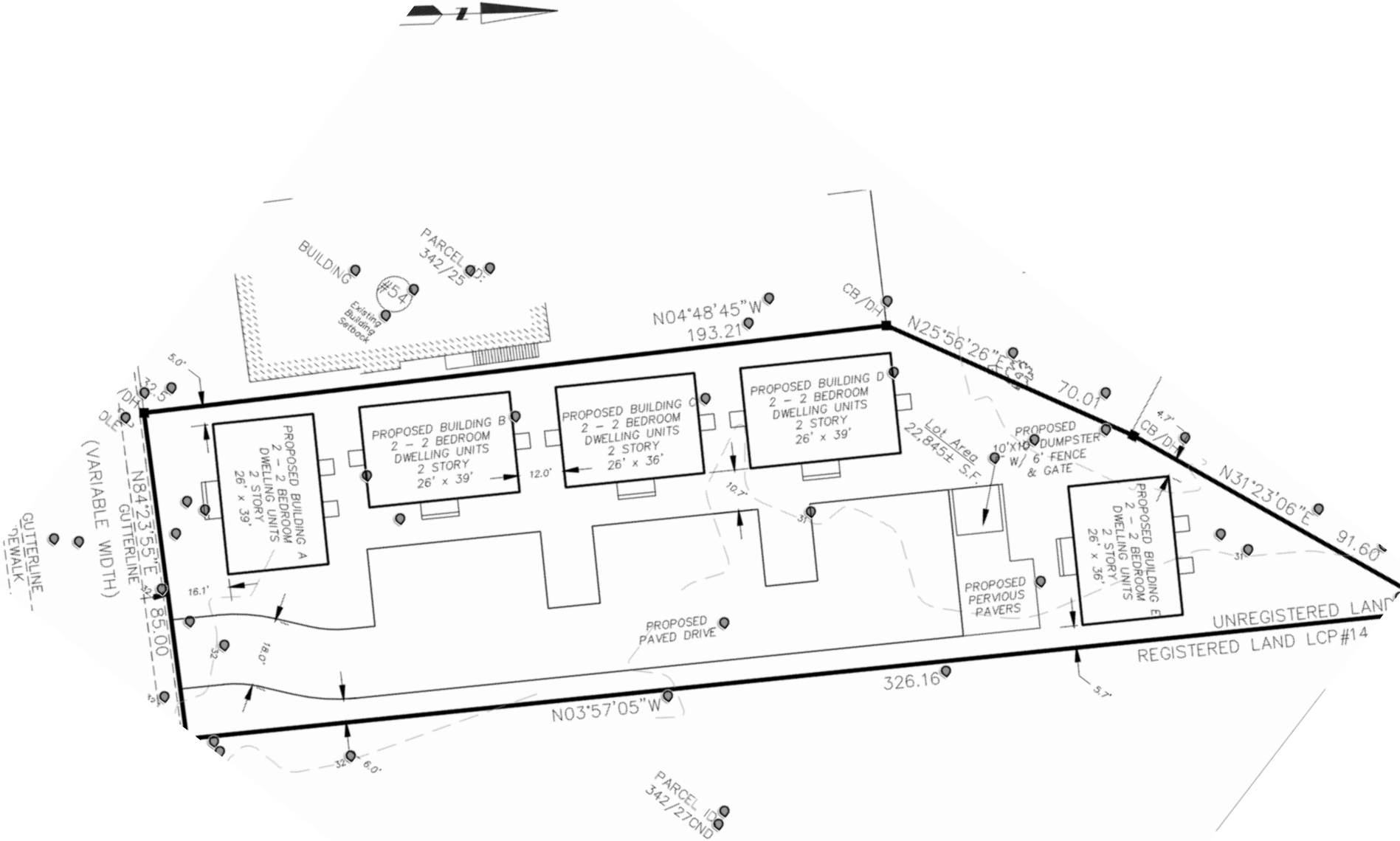
50 Main Street

Total Units	10 units
Total Affordable Units	1 unit

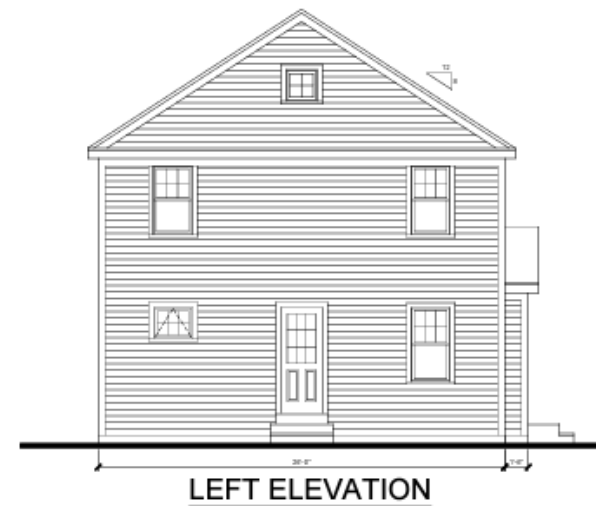
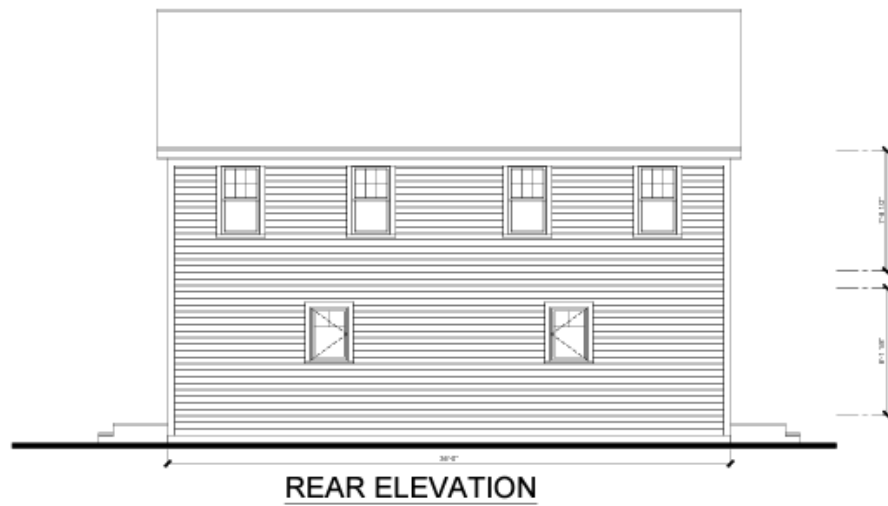
Existing Conditions



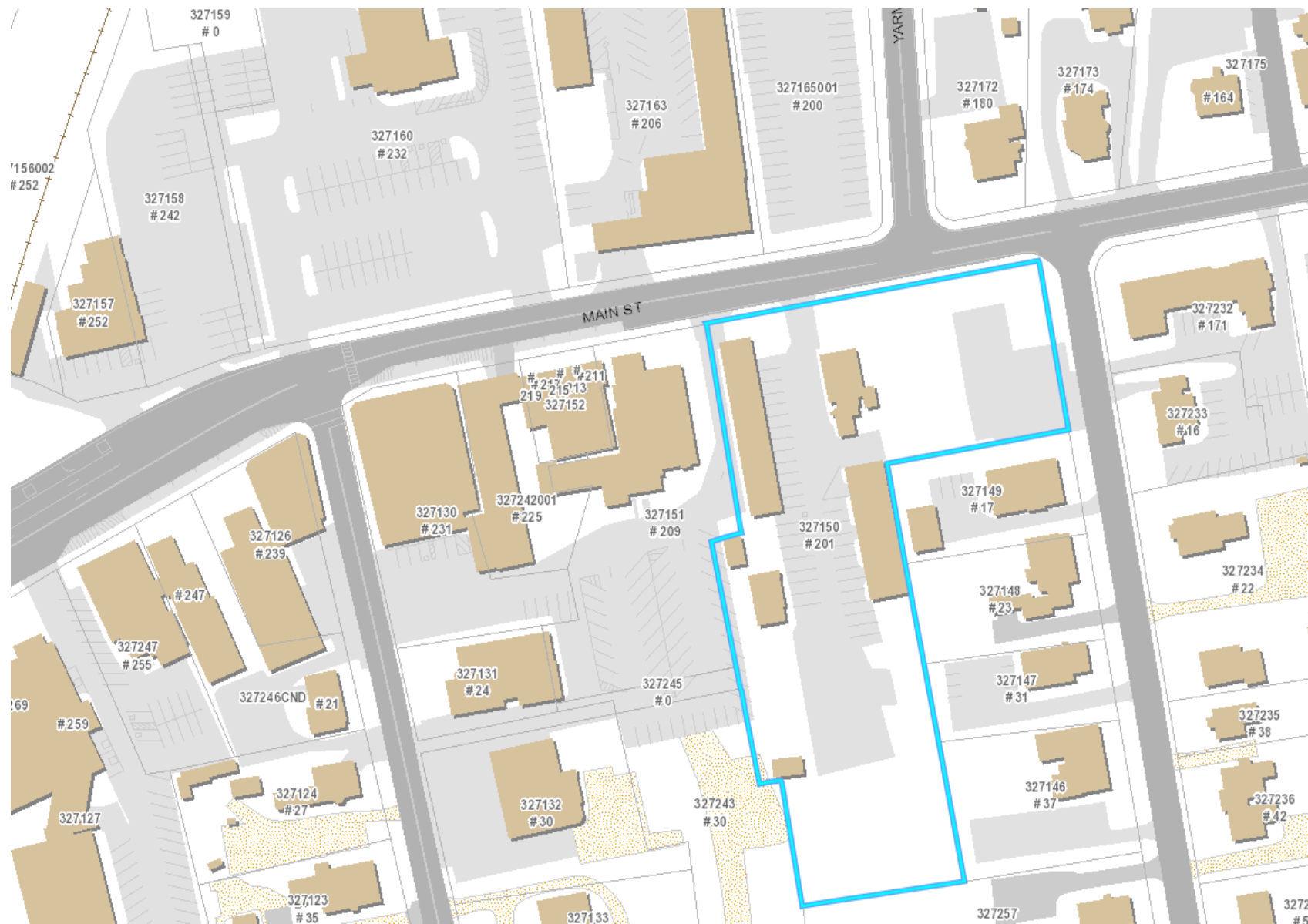
Site Plan



Elevations



201 Main 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
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

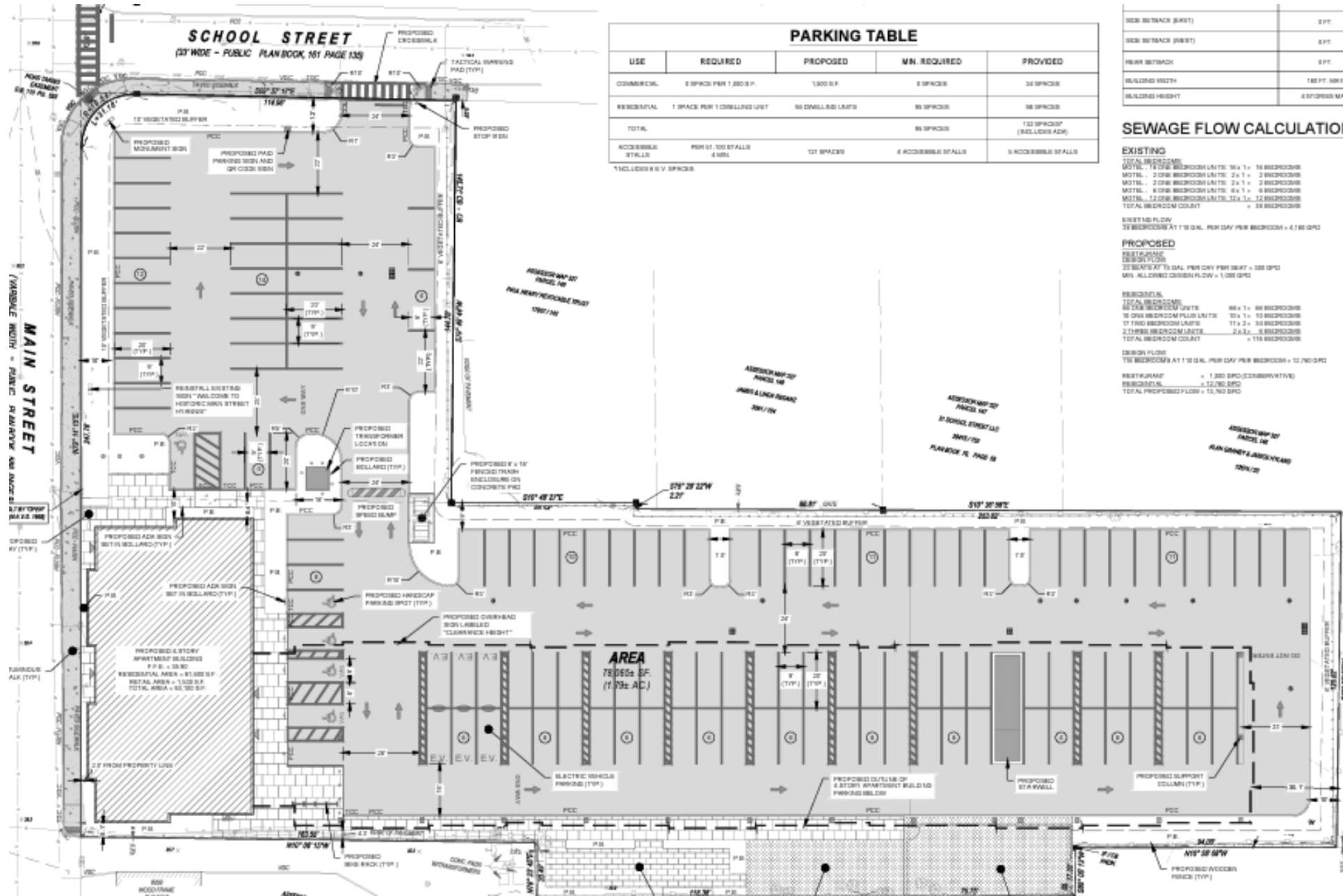
201 Main Street

Total Units	95 units
Total Affordable Units	10 units

Existing Conditions



Site Plan



PARKING TABLE				
USE	REQUIRED	PROPOSED	MIN. REQUIRED	PROVIDED
COMMERCIAL	8 SPACES PER 1,000 S.F.	1,800 S.F.	8 SPACES	38 SPACES
RESIDENTIAL	1 SPACE PER 1 DWELLING UNIT	86 DWELLING UNITS	86 SPACES	18 SPACES
TOTAL			86 SPACES	122 SPACES (INCLUDES ADA)
ACCESSIBLE STALLS	PER 51,100 STALLS (4 MIN)	121 SPACES	4 ACCESSIBLE STALLS	5 ACCESSIBLE STALLS

1 INCLUDES 8 E.V. SPACES

SEEB SETBACK (SEET)	5 FT.
SEEB SETBACK (SEET)	5 FT.
FRONT SETBACK	5 FT.
BUILDING WIDTH	180 FT. MAX.
BUILDING HEIGHT	4 STOREYS MAX.

SEWAGE FLOW CALCULATION:

EXISTING
 TOTAL BEDROOMS
 MOTEL - 18 ONE BEDROOM UNITS 18 x 1 = 18 BEDROOMS
 MOTEL - 2 ONE BEDROOM UNITS 2 x 1 = 2 BEDROOMS
 MOTEL - 2 ONE BEDROOM UNITS 2 x 1 = 2 BEDROOMS
 MOTEL - 8 ONE BEDROOM UNITS 8 x 1 = 8 BEDROOMS
 MOTEL - 12 ONE BEDROOM UNITS 12 x 1 = 12 BEDROOMS
 TOTAL BEDROOM COUNT = 38 BEDROOMS

EXISTING FLOW
 38 BEDROOMS AT 1.5 GAL. PER DAY PER BEDROOM = 4.780 GPD

PROPOSED
 RESTAURANT
 25 SEATS AT 1.5 GAL. PER DAY PER SEAT = 375 GPD
 MIN. ALLOWED DESIGN FLOW = 1,000 GPD

PROPOSED
 TOTAL BEDROOMS
 86 ONE BEDROOM UNITS 86 x 1 = 86 BEDROOMS
 18 ONE BEDROOM PLUS UNITS 18 x 1 = 18 BEDROOMS
 11 TWO BEDROOM UNITS 11 x 2 = 22 BEDROOMS
 2 THREE BEDROOM UNITS 2 x 3 = 6 BEDROOMS
 TOTAL BEDROOM COUNT = 130 BEDROOMS

DESIGN FLOW
 130 BEDROOMS AT 1.5 GAL. PER DAY PER BEDROOM = 19,500 GPD

RESTAURANT = 1,000 GPD (CONSERVATIVE)
PROPOSED = 12,750 GPD
TOTAL PROPOSED FLOW = 15,750 GPD

Elevations



Within Downtown Hyannis

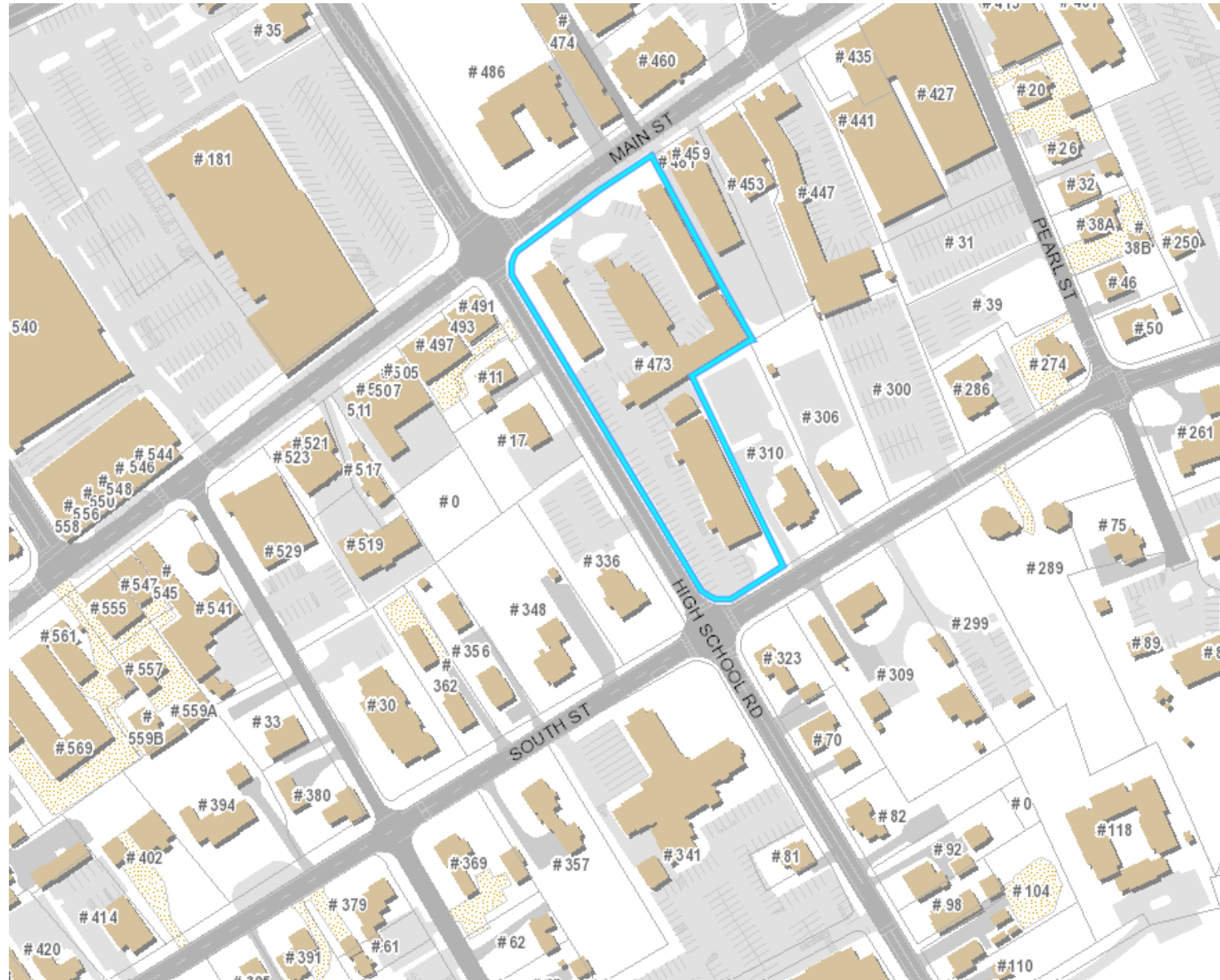
After Downtown Hyannis Zoning (February 2023-November 2024)

Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	Regulatory Agreement
473 Main Street (Phase 1)	20	2	-	-	2	-	-	
32 Main Street	9	-	-	-	-	-	-	
210 North Street	18	2	-	-	2	-	-	
199 Barnstable Road	45	9	-	-	5	4	-	
235 Barnstable Road	13	1	-	-	1	-	-	
81 Bassett Lane	4	-	-	-	-	-	-	
Dockside 110 School Street	28	5	-	-	5	-	-	
Dockside 115 School Street	26							
50 Yarmouth Road	15	5	-	-	1	1	3	
TOTAL	178	24	0	0	16	5	3	0

473 Main Street (Phase 1)



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bearse Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	45	9	-	-	5	4	-
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	-	-	5	-	-
Dockside 115 School Street	26						
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

473 Main Street (Phase 1)

Total Units	20 units
Total Affordable Units	2 units

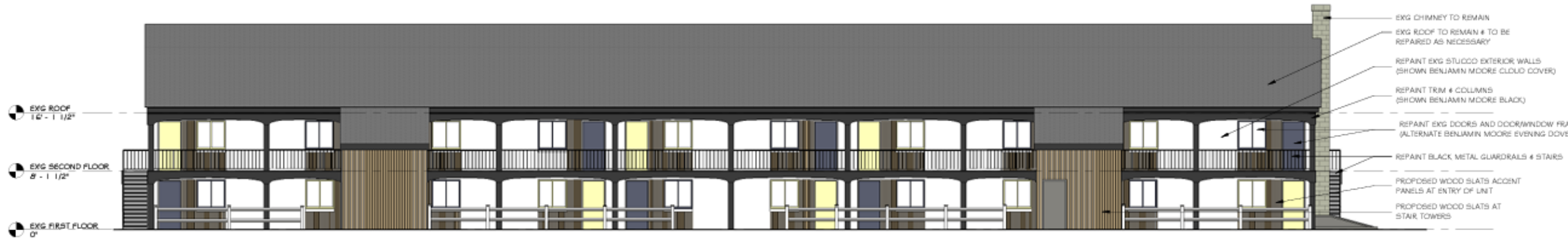
Existing Conditions



Elevations



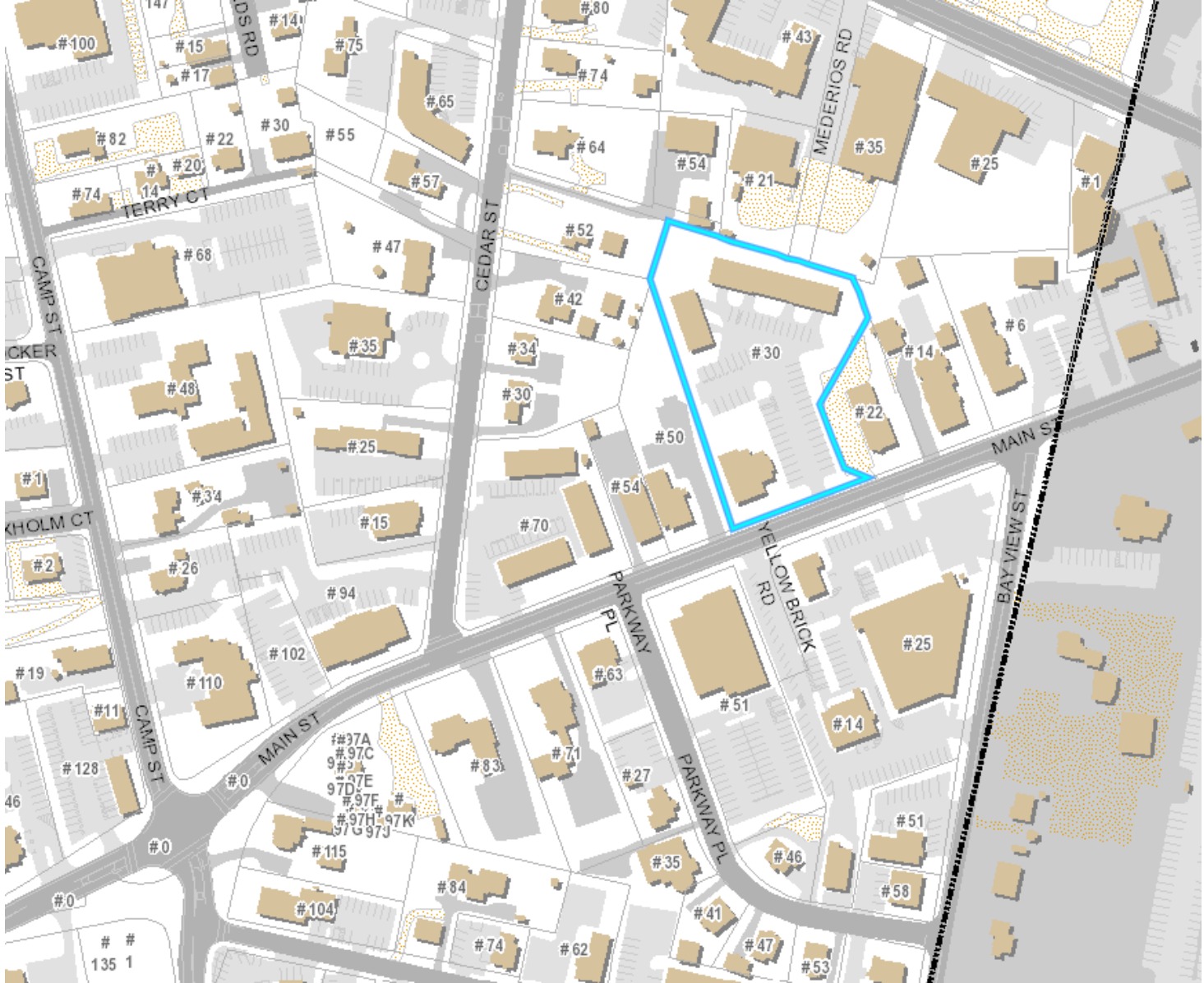
2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



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

NOTE: EXTERIOR DESIGN BASED ON CONCEPT DRAWINGS PROVIDED BY TERRAT DESIGNS

32 Main Street



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Beane Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	45	9	-	-	5	4	-
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	-	-	5	-	-
Dockside 115 School Street	26						
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

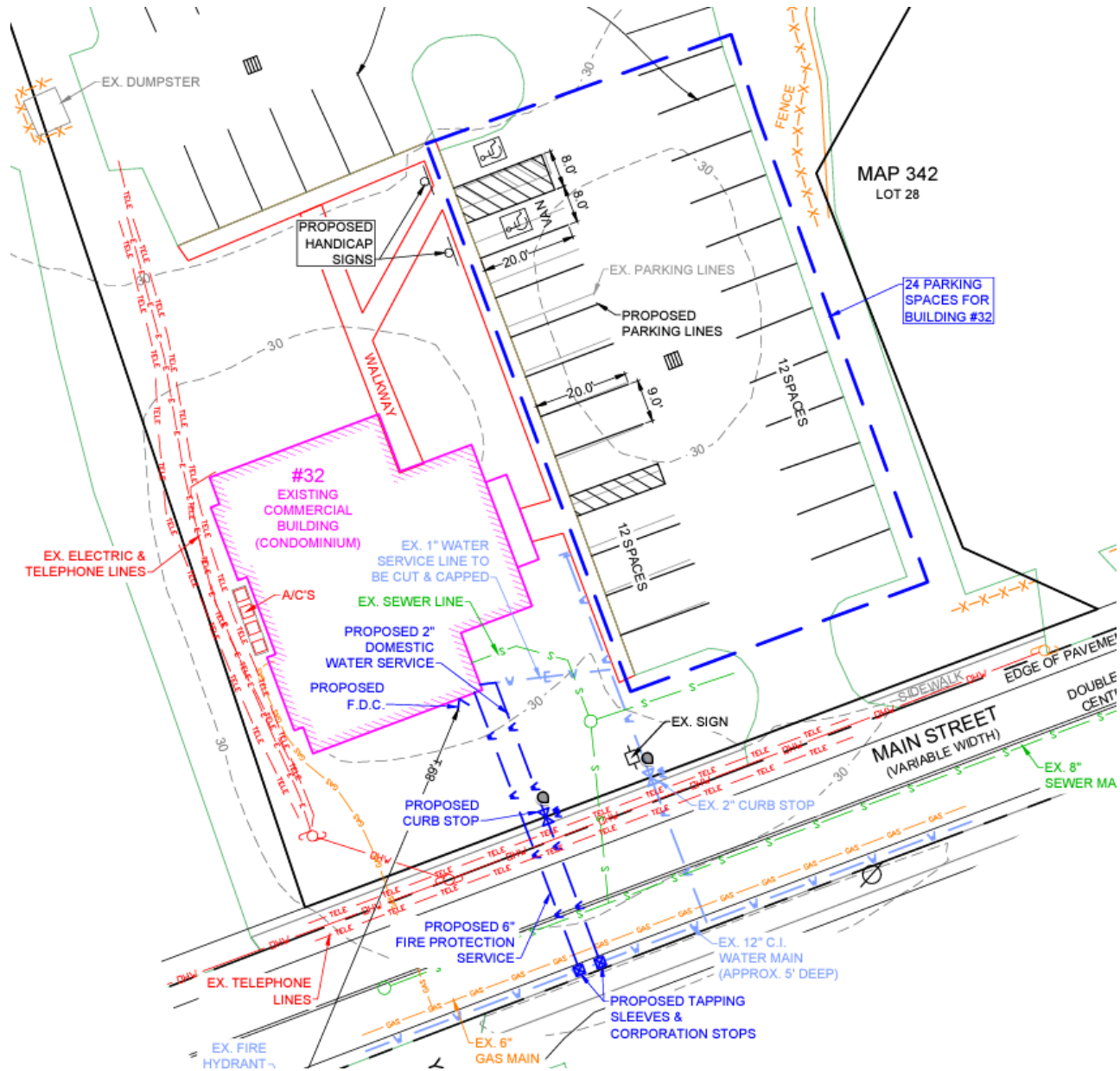
32 Main Street

Total Units	9 units
Total Affordable Units	0 units

Existing Conditions



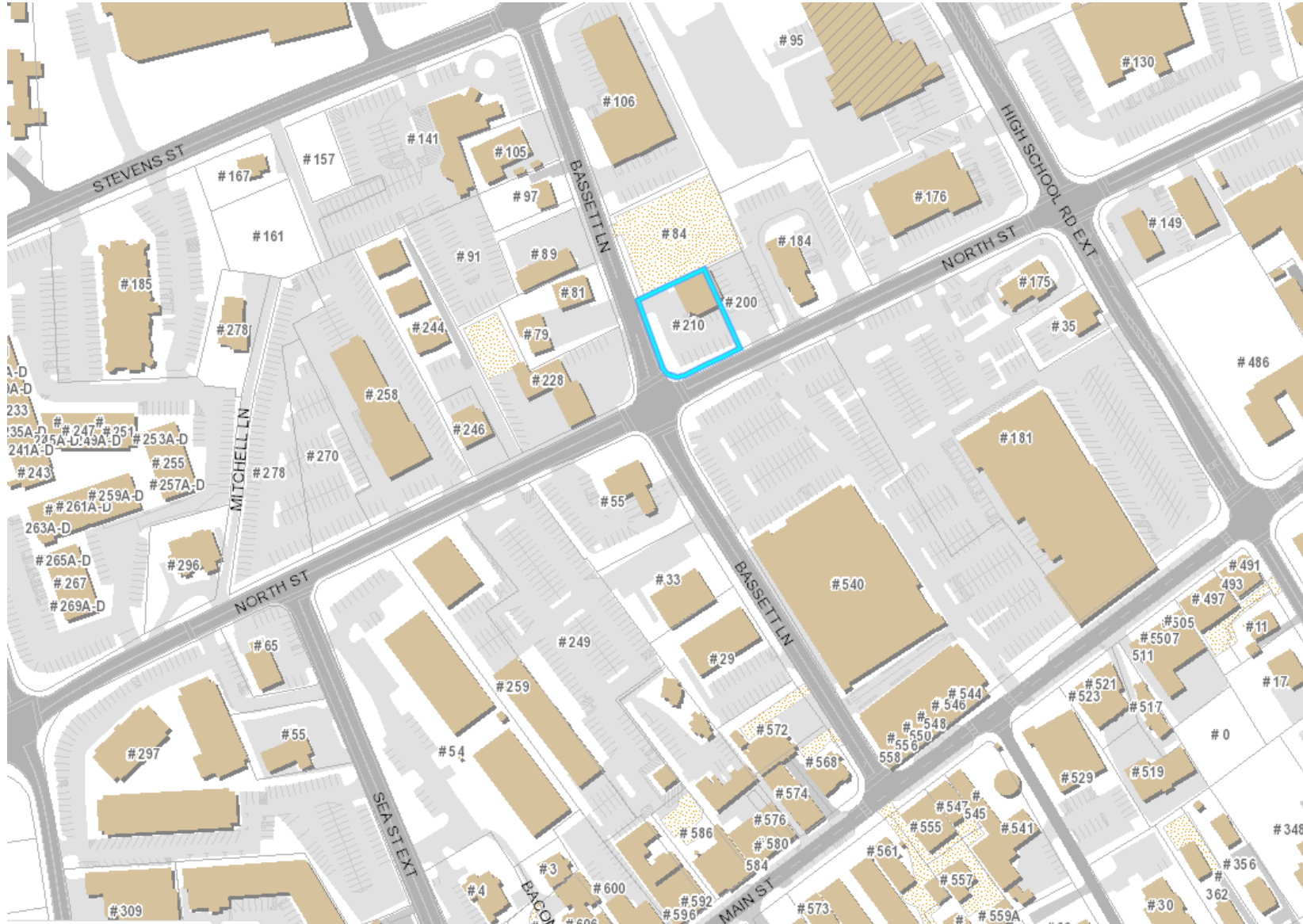
Site Plan



Elevations



210 North Street



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bears Road	8	-	-	-	-	-	-
22 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
159 Barnstable Road	4	0	-	-	0	4	-
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	-	-	5	-	-
Dockside 115 School Street	26						
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

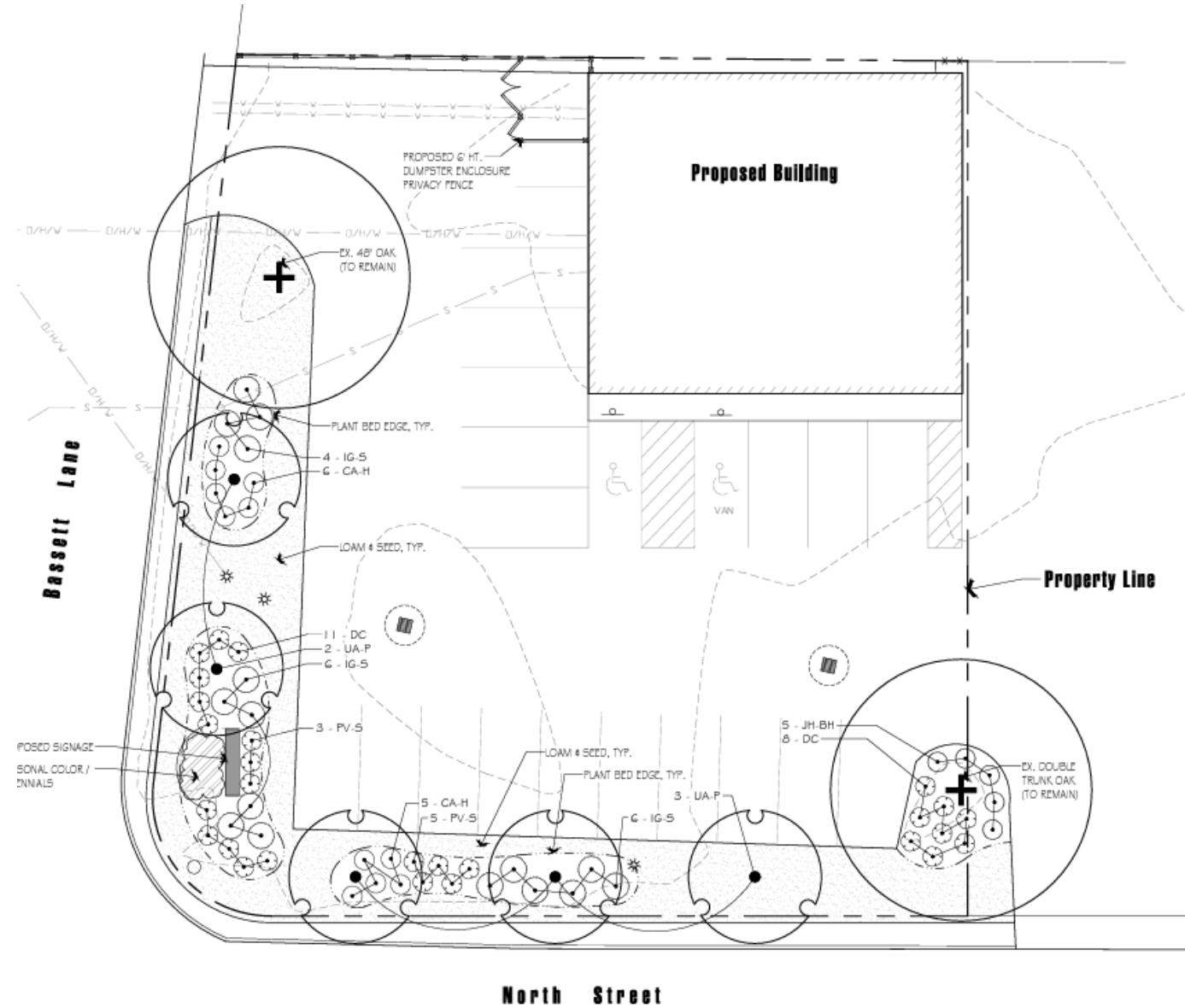
210 North Street

Total Units	18 units
Total Affordable Units	2 units

Existing Conditions



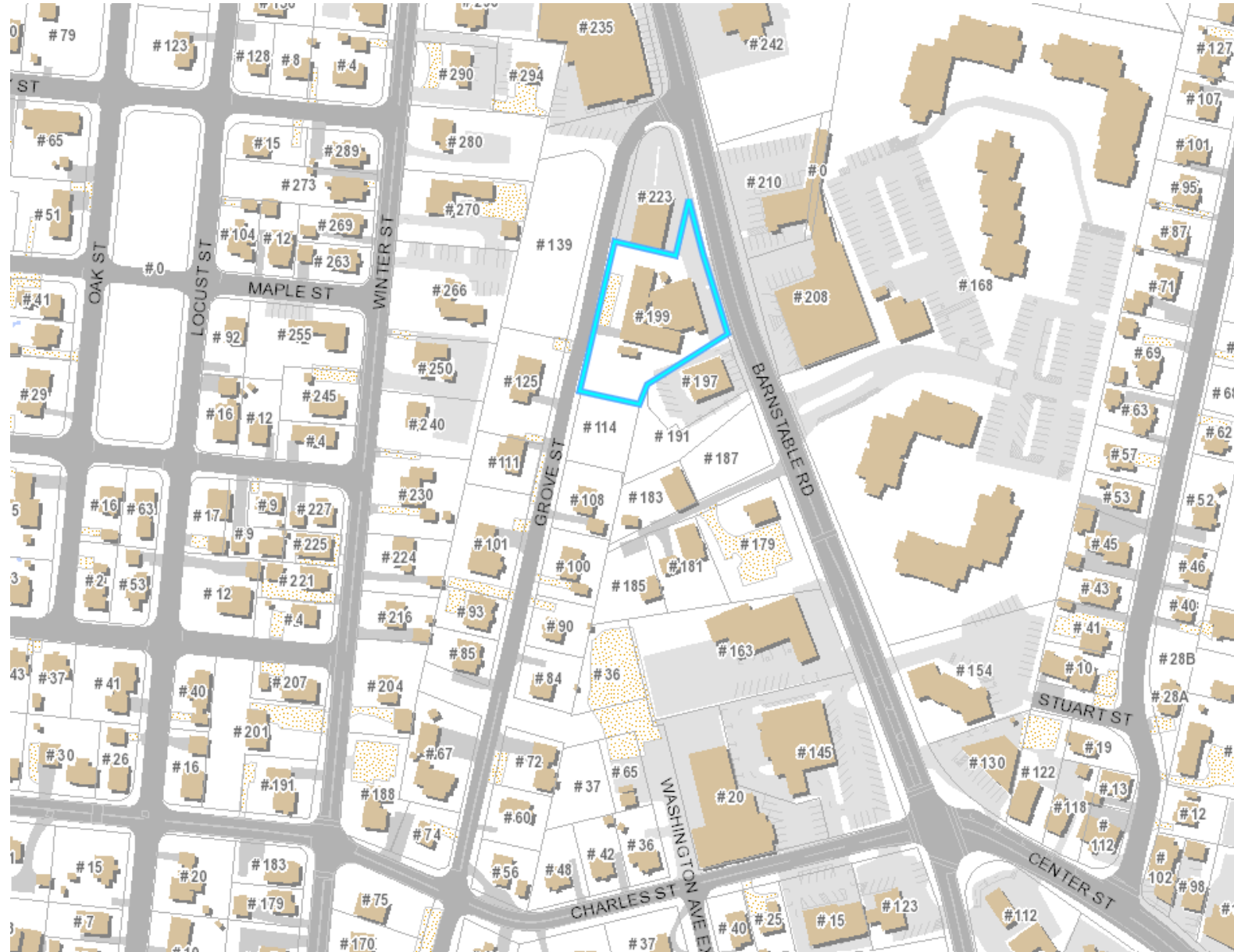
Site Plan



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
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bearnse Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	45	9	-	-	5	4	-
235 Barnstable Road	15	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	-	-	5	-	-
Dockside 115 School Street	26						
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

199 Barnstable Road

Total Units	45 units
Total Affordable Units	9 units

Existing Conditions

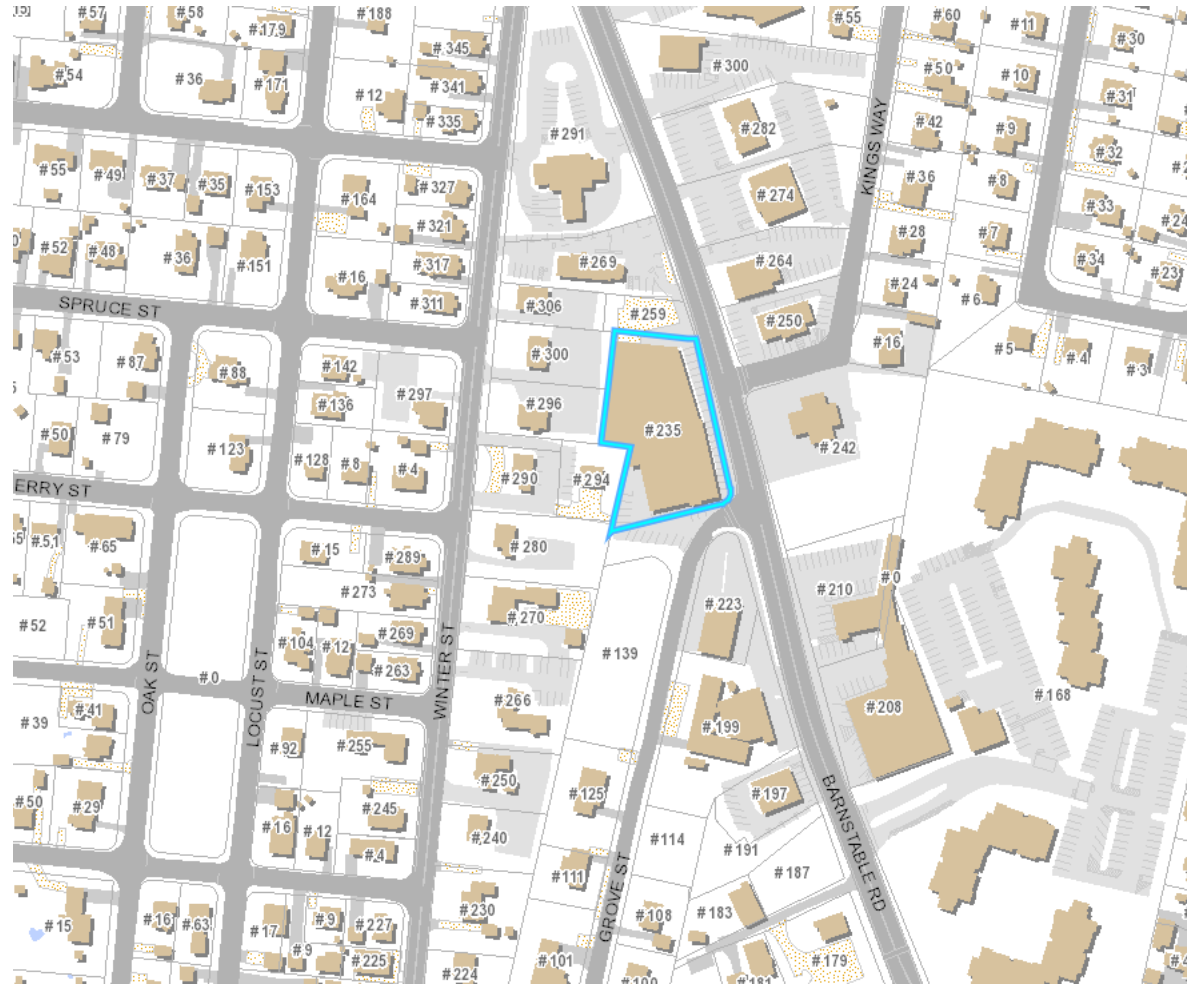


Elevations



VIEW FROM BARNSTABLE ROAD

235 Barnstable Road



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bears Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	15	9	-	-	5	4	-
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	-	-	5	-	-
Dockside 115 School Street	26						
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

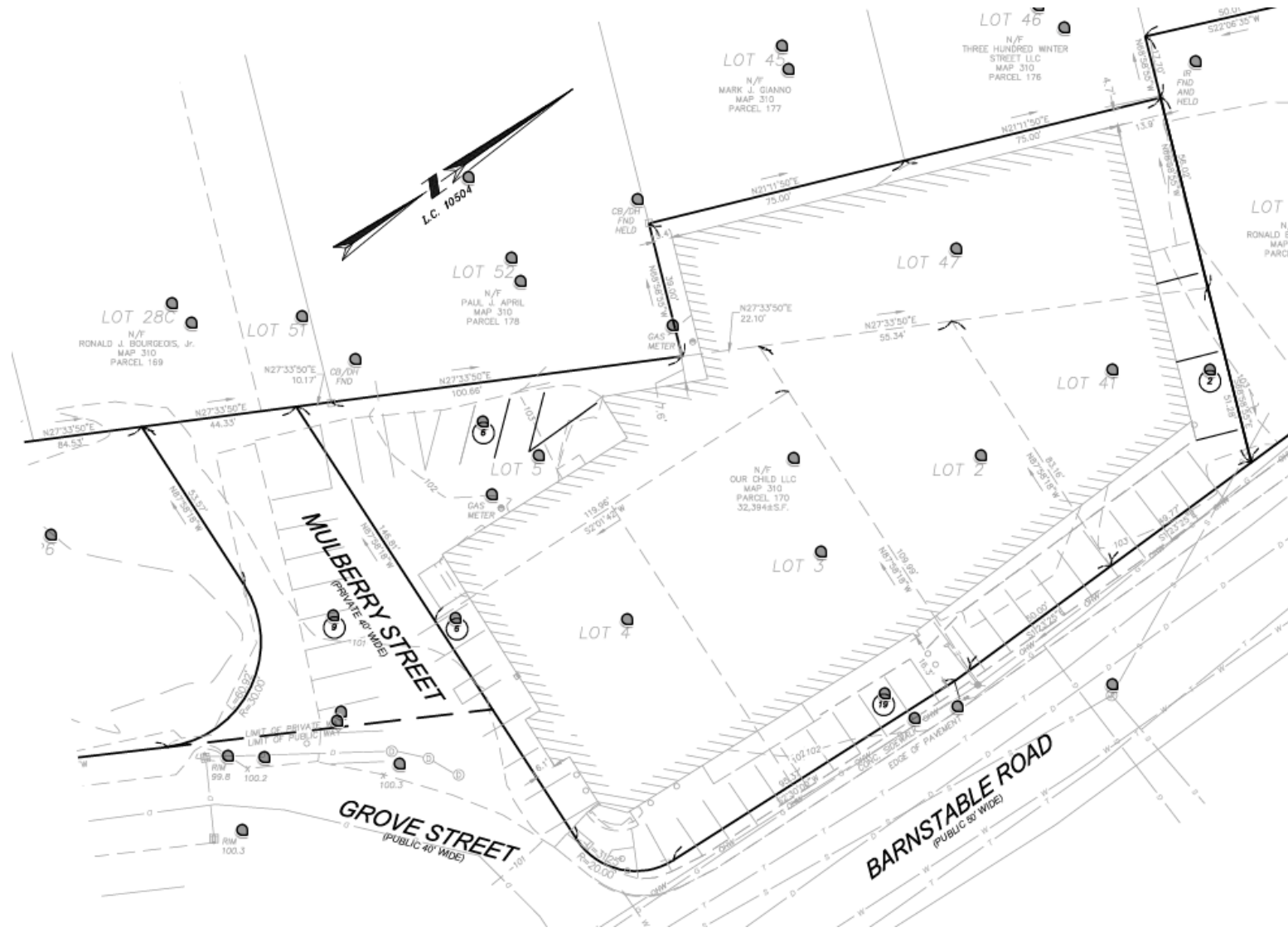
235 Barnstable Road

Total Units	13 units
Total Affordable Units	1 unit

Existing Conditions



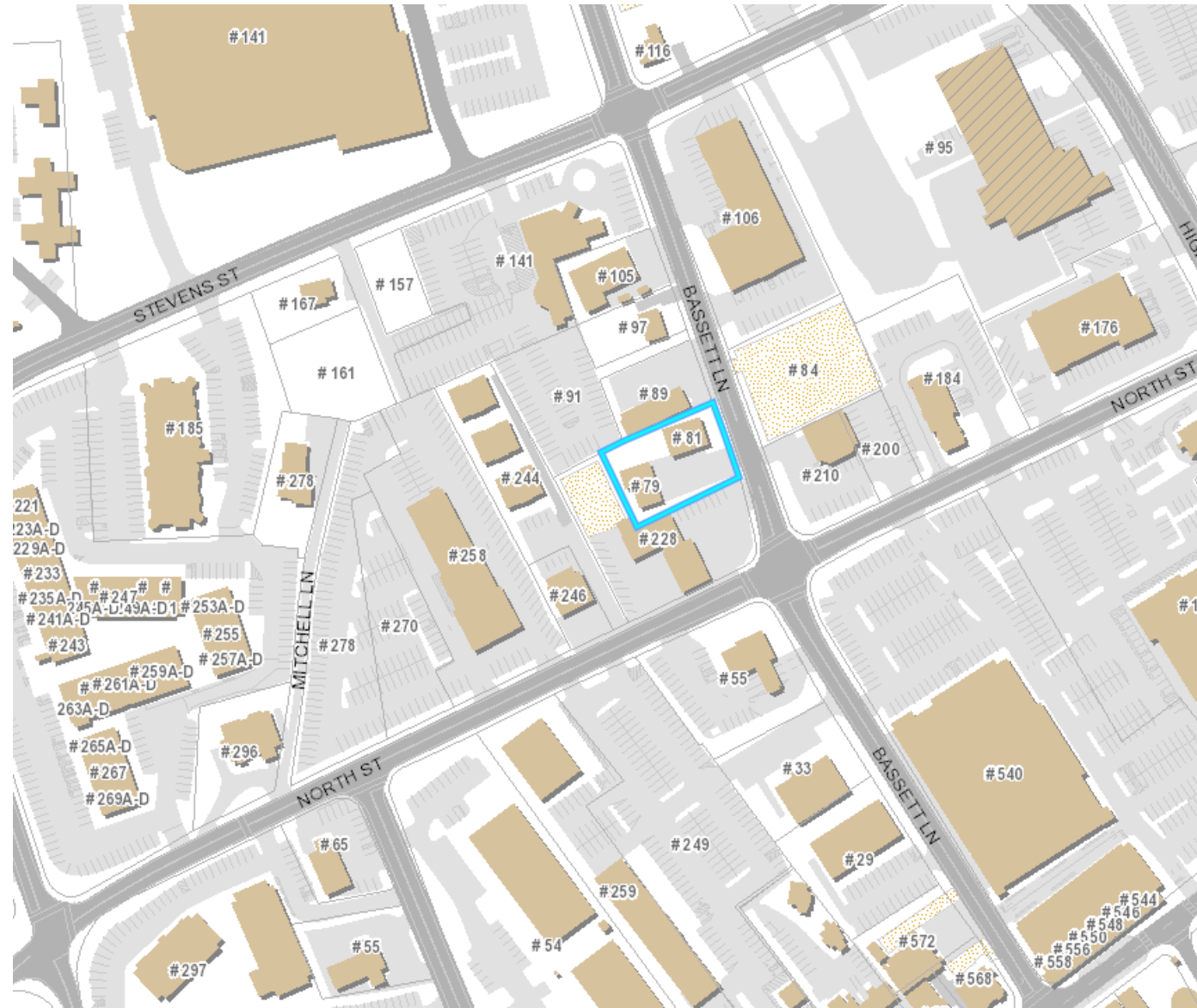
Site Plan



Elevations



81 Bassett Lane



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bears Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	45	9	-	-	5	4	-
225 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	-	-	5	-	-
Dockside 115 School Street	26						
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

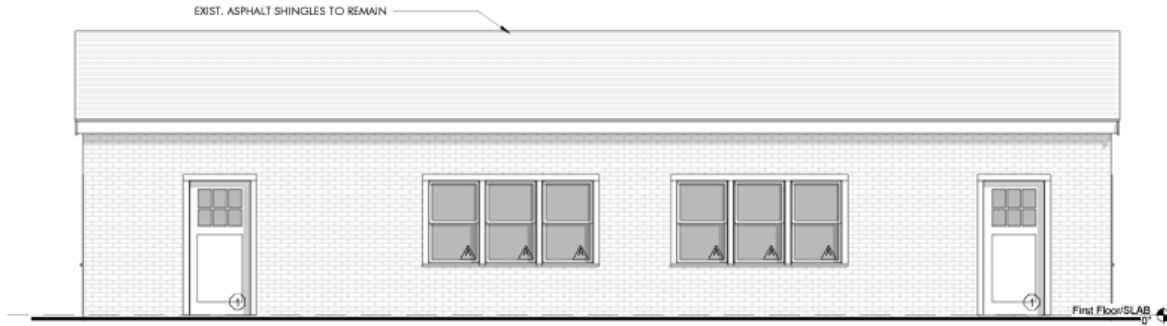
81 Bassett Lane

Total Units	4 units
Total Affordable Units	0 units

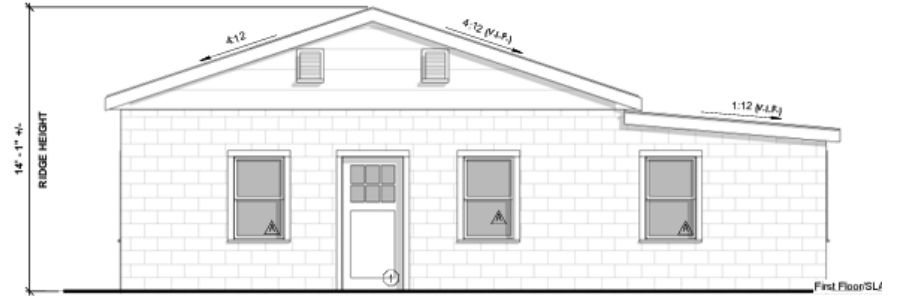
Existing Conditions



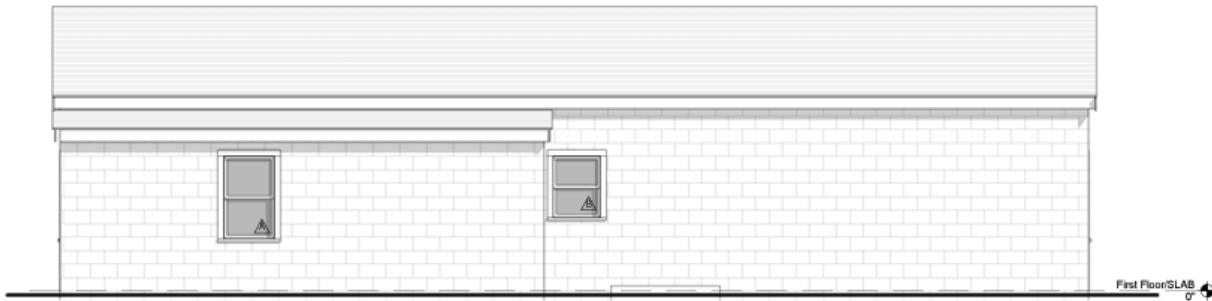
Elevations



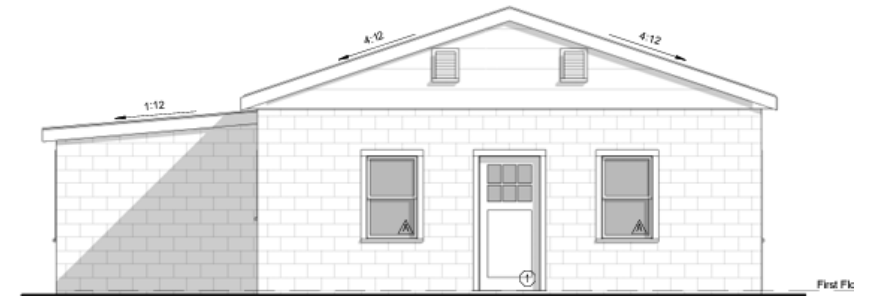
2 FRONT ELEVATION
1/4" = 1'-0"



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



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



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

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
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bears Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	45	9	-	-	5	4	-
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	-	-	5	-	-
Dockside 115 School Street	26	-	-	-	-	-	-
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

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



Under Construction							
Building Permit has been issued							
	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Barse Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	45	9	-	-	5	4	-
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	-	-	5	-	-
Dockside 115 School Street	26	5	-	-	5	-	-
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

115 School Street

Total Units	26 units
Total Affordable Units	0 units

Existing Conditions



Elevations



Under Construction

Building Permit has been issued

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bears Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	45	9	-	-	5	4	-
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	-	-	5	-	-
Dockside 115 School Street	26						
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

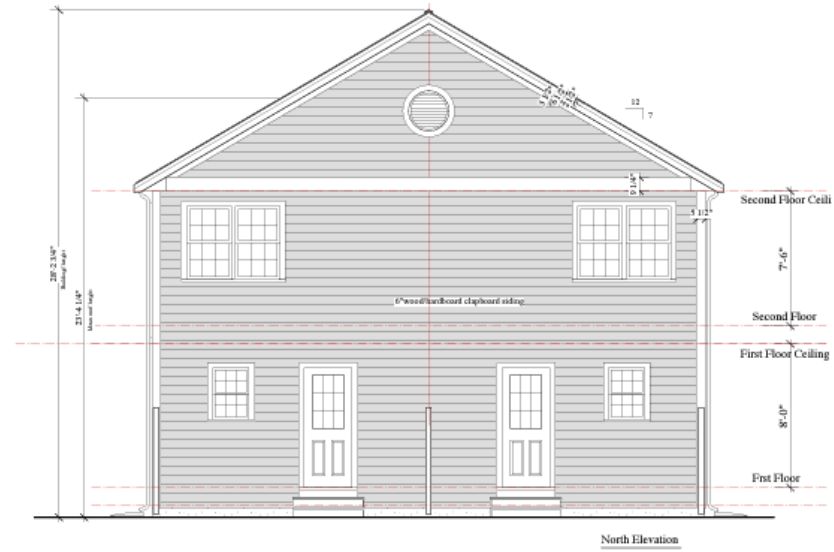
50 Yarmouth Road

Total Units	15 units
Total Affordable Units	5 units

Existing Conditions



Elevations



Website

TOWN OF BARNSTABLE

Welcome to The Town of Barnstable!

ENHANCED BY Google

2.7k Shares

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Barnstable Local Comprehensive Plan
Community Vision, Goals, and Strategic Actions

BARNSTABLE Water Resources
SEWER CONNECTION CONSTRUCTION UPDATES
PFAS/PFOA CYANOBACTERIA MONITORING CWMP
WATER QUALITY BEACH STATUS: OPEN/CLOSED

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Programs, Incentives, and Plans

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Bids and RFPs Purchasing Bid System	Town Departments List of Town Departments	Committees List of Town Committees	Special Events Events around Barnstable
Public Works Public Works and Services	Maps Town and GIS Maps	Building Division Inspectional Services	Public Health Public Health Services
E-Code Town Code & Charter	Road Work Updates Road work and Projects	Marine & Environmental PERMITS Marine & Environmental Affairs	Report a Problem Report a problem around town
Complaint Website Complaint Hotline-508-504-9779	ONLINE PERMIT CENTER Purchase Permits Online	Transient Moorings/Dockage Book Transient Moorings/Dockage	



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

A banner with a green and blue background. On the left is a white icon of a house with three stars above it. The text is in white and blue.

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

A blue banner with white text and a small circular seal on the right side.

Active Housing Lotteries

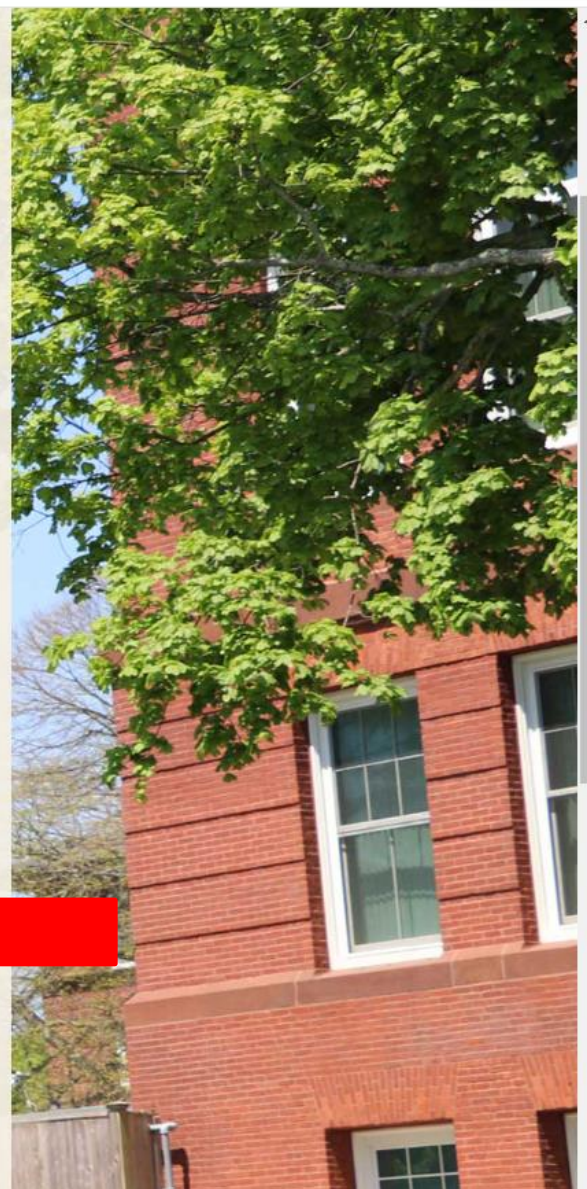
- NEW AFFORDABLE RENTALS IN HYANNIS
- Habitat for Humanity Cape Cod Lotteries
- Housing Assistance Corporation Housing Lotteries
- Housing Navigator MA

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

December 3, 2024

