

**TOWN OF BARNSTABLE**

**NOTICE OF MEETINGS OF TOWN DEPARTMENT AND ALL TOWN BOARDS  
As Required by Chapter 28 of the Acts of 2009, amending MGL Chapter 30A  
AFFORDABLE HOUSING GROWTH AND DEVELOPMENT TRUST FUND**

**BOARD MEETING  
Friday, February 7, 2025  
9:00 am**

*Pursuant to the passage of legislation extending certain COVID-19 measures adopted during the state of emergency, this meeting will be closed to the public. Alternative public access to this meeting shall be provided in the following manner:*

**Real-time access to the Affordable Housing and Growth Development Trust Fund Board is available using the Zoom link or telephone number and Meeting ID provided below.**

**Join Zoom Meeting**

**<https://townofbarnstable-us.zoom.us/j/81344955316>**

**Meeting ID: 813 4495 5316**

**• 888 475 4499 US Toll-free**

**RECORDING NOTICE**

Please note that, in accordance with MGL Chapter 30A, s. 20, the Chair will inquire whether anyone is taping this meeting and to please make their presence known.

**CALL TO ORDER (Roll Call)**

**PUBLIC COMMENT**

**TOPICS FOR DISCUSSION**

- 1. Continuation - Request from Standard Holdings - re: reconsideration of denial of additional mortgages on Residences @ 850 Falmouth Road and request for transfer approval– Timothy Telman of Standard Holdings & Attorney Bernard Kilroy**
- 2. New Application- 2<sup>ND</sup> Reading - Copacabana Realty Investments, Inc. - 11 Potter Avenue, Hyannis – Requesting \$450,000 to subsidize the redevelopment of 0.18-acre site to produce 4 residential rental units, 3 of which would be perpetually deed-restricted as affordable to households of 80% AMI – Carlos Barbosa of Copacabana Realty Investments**
- 3. Resolution to Request from CapeBuilt, LLC – re: transfer of interests in 255 Main Street, Hyannis, to Riverview School by executing new Assignment & Assumption Agreement and re-stated Promissory Note with the Town of Barnstable – Special Counsel Attorney Robert Galvin**
- 4. End of Year Planning and Reporting -**
  - a. Continued discussion – End of Year Report to Community Preservation Committee – Trust Administrator Jillian Douglass**
  - b. Continued discussion - structure for a standing account or fund for set-aside of non-CPA funds to purchase, or exercise First Refusal Rights - to ensure future re-sales of Commonwealth Builder units will remain deed restricted for affordability – Finance Director Mark Milne**
- 5. Matters Not Reasonably Anticipated by the Chair**
- 6. Approval of Minutes from the 11/14/24, 12/6/24 and 1/10/25 Trust meetings**
- 7. Topics for Future Meetings/Agendas**
- 8. Next Scheduled Meeting – Friday, March 7, 2025, at 9:00 am**
- 9. ADJOURNMENT (Roll Call)**

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For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. Meetings of a local public body, notice shall be filed with the municipal clerk, and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.