

TOWN OF BARNSTABLE

AFFORDABLE HOUSING GROWTH AND DEVELOPMENT TRUST FUND BOARD MEETING

Friday November 14, 2025

9:00 am

10 NOV '25 PM 12:43
BARNSTABLE TOWN CLERK

This meeting will be closed to physical attendance by 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/85030965299>

Meeting ID: 850 3096 5299

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. **Initial Review - New Development Funding Application – Seashore Homes, Inc., 83 Main Street, Hyannis** – Seeking \$150,000 towards construction and site development costs for the deed-restriction of two (2) 1-bedroom apartments to be Affordable to 65% AMI within the remodel of an existing 4200 gross square foot main building and construction to create eight (8) new 1-bedroom/1-bath apartments, and two (2) new 2-bedroom/1.5 bath townhouses, and four (4) new 2-bedroom/1.5 bath Duplex buildings. Total of 18 new units (25,024 SF floor area).
2. **Continued- Zoning Board of Appeals (ZBA) Special Permit 2025-013, Condition #11 “Affordable Residences”**- Ten (10) additional affordable deed-restricted apartments at 35 Wilkens Lane, Hyannis, via ZBA/ Development of Regional Impact review with Wilkens Lane Properties LLC (a.k.a. Hanover 2/New England Development)
3. **Planning and Reporting Updates/Potential Actions - Staff**
 - a. **Amendment to 2020 Declaration of Trust- Signatures & Recording**
 - b. **Trust End-of-Fiscal Year Report to Community Preservation Committee** – Revised draft, pending approval
 - c. **Project Updates**
 - **268 Stevens St.- HAC/Commonwealth Builders**–Approvals required for signature of final legal documents- Trust Special Counsel Attorney Robert Galvin
 - **Hokum Rock Road, Dennis, MA – FORWARD 2-** Approvals required for signature of amended MassDocs to accomplish amendment to Land Lease and joint finance closing- Trust Special Counsel Attorney Robert Galvin
4. **Update on regulations related to Seasonal Communities designation tools under Massachusetts Affordable Homes Act** – Board Member and MHP Senior Advisor and Real Estate Development Officer Laura Shufelt
5. **Correspondence/FYIs**
6. **Matters Not Reasonably Anticipated by the Chair**
7. **Approval of Minutes** from the 10/21/25 Trust meeting
8. **Topics for Future Meetings/Agendas**
9. **Next Meeting – Friday, December 12, 2025, at 9:00a** (typically 2nd Fridays)

10. ADJOURNMENT (Roll Call)

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.