



Town of Barnstable

Planning & Development Department

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March 22, 2022

Jordan Velozo, Chief Regulatory Officer
Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

RE: 35 Scudder Avenue (CCC File No. 20065)

In response to the request to comment by the Cape Cod Commission for the Development Agreement application filed by Lennar Multifamily Communities, LLC for a 312 unit multifamily residential development on a portion of the 53.8 acre +/- parcel known as 35 Scudder Avenue in the Village of Hyannis, the Town of Barnstable Planning & Development Department offers the following comments in regard to the project's consistency with the adopted Local Comprehensive Plan and municipal development ordinances.

Consistency with Local Comprehensive Plan

The proposed 312 multifamily residential development in Hyannis as proposed has the potential to align with land use strategies found within the Town's 2010 Local Comprehensive Plan, which seeks to provide additional housing options in downtown Hyannis that could provide multimodal connectivity to the downtown economic center and potentially protect environmentally sensitive areas and preserve undisturbed natural areas.

The proposal, as presented, has the potential to increase typical development density in an area served by municipal sewer that offers diversity and affordability in housing type and opportunity. The proposed use, and its proximity to the economic center of Hyannis, provides an opportunity for added pedestrian traffic and support to the local small business community that maintains its main street character. The proposal also depicts an opportunity to formally enhance environmental protection along portions of the site that currently do not exist today.

While each of these proposed improvements have the potential to align with the 2010 Local Comprehensive Plan, the Town of Barnstable shall further review the project proposal in greater detail and seek to enhance each opportunity during the local permitting process to the greatest extent practicable.

Consistency with Municipal Development Ordinances

The subject property is currently located within the Residential "B" RB zoning district which permits single-family residential dwellings as a by-right principal permitted use. The application as proposed before the Commission locates the project within the Regulatory Agreement District. As such, this Applicant may seek zoning relief

through Barnstable General Ordinances, Chapter 168, Regulatory Agreement. In addition, this project would be subject to Barnstable General Ordinances, Chapter 9 Inclusionary Affordable Housing Requirements which requires that for any development consisting of 10 or more units, at least 10% of the residential units constructed shall be dedicated by deed restriction to affordable housing units.

Site Plan Review

Prior to seeking a Regulatory Agreement the Town of Barnstable shall require the Applicant to apply for Site Plan Review. At Site Plan Review the Applicant shall be required to meet with various applicable department staff to better understand the proposal presented, any conflicts with existing regulations and ordinances, and define the path to permitting, if any. The Town of Barnstable shall not comment on the related project's potential impacts at this time and reserve the right for local review upon receipt of an application as well as peer review as defined under M.G.L ch.44 §53G.

Summary

The Town does not take a position on the proposal submitted to the Cape Cod Commission and reserves our right to further comment. We look forward to working with the Applicant, if an application is made locally, to make a positive improvement to the Town of Barnstable.

Sincerely,



Elizabeth S. Jenkins
Director of Planning & Development
Town of Barnstable