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CAPE COD COMMISSION

February 18, 2025

Cape Cod Commission
P.O. Box 226
3225 Main Street
Barnstable, MA. 02630

Regarding: Development of Regional Impact: Wilkens Housing Phase II
(CCC File Number 24026 Applicant/Owner Wilkens Lane Properties, LLC)
Map/Parcel: Map 296, Parcel 039-001

Dear Cape Cod Commission Chairperson and Commission Members,

This letter is written to express our arguments, requests and views regarding the project known as Wilkens Housing Phase II which is a proposed development of regional impact. Please accept the contents of this letter as our testimony concerning the review of this 320-unit multi-family development of five buildings and accessory structures to be erected on 15.1 acres in the Barnstable Village district. We request that this letter be read into the record at the public meeting on February 27, 2025.

Recently, Barnstable Village has been subjected to a dramatic increase in multi-family housing developments which are putting a strain on our small village resources (water service and public safety response) and causing increased cost to the taxpayers.

As you proceed with your review of the application, we request that the Cape Cod Commission conduct a survey to investigate what percentage of affordable units currently exist in Barnstable. We are not opposed to the permitting of this project if it is composed of 100% affordable units not just 20%. They should all be affordable given the current call for affordable units.

We also request that a traffic survey/study be conducted on the entire town of Barnstable to report on the current conditions. During the day residence are experiencing traffic that resembles a parking lot. Moving from place to place is difficult and time consuming therefore causing a direct burden on taxpayers as they attempt to conduct daily living tasks that require transportation within town of Barnstable roads.

If the Cape Commission were to approve this project the following conditions should be part of said approval; The developer Wilkens Lane Properties, LLC should pay mitigation for the following issues of impact:

1. Any and all costs added for the roads in Barnstable
2. Any and all sidewalks
3. Any and all Traffic lights
4. Any and all costs added for sewerage/water including any cost related to improvements needed to the infrastructure
5. Pay their percentage of increase police protection/response that such development will cost the town to perpetuity

6. Pay their share for all increases in educational costs to Barnstable Public Schools to educate students added to the current student enrollment numbers
7. Pay their proportional share for costs of removal/transportation of trash off cape
8. All impacts to the public taxpayer should be borne by the developer

In addition, this project is going to require servicing from the Barnstable Village Fire Department. As has been stated during public meetings, this is the impetus for the need to build a new fire station in Barnstable Village. The Barnstable Village resident taxpayers should not have to bear these excessive costs brought on by such development projects. Any and all costs of said new state of the art fire station project should be the burden of the developer. They should pay all costs thereof and staffing of same. The developer should pay for any and all additional ambulances that may be needed to service this project and staffing as such to perpetuity.

The 15.1 acres needed for this project should revert back to open space given the intention of the Lorusso Foundation who owned all of the land in Independence Park. We frequently pass by a sign that may go unnoticed within the industrial park which states, *"We abuse land because we regard it as a commodity belonging to us. When we see land as a community to which we belong, we may begin to use it with love and respect." A. Leopold Independence Park*

Therefore, as part of the conditions for approval of this project the developer should pay mitigation for open space. In other words, there should be 15.1 acres of land acquired by the developer and then set aside to be designated as open space anywhere in the Town of Barnstable.

If the Cape Cod Commission were to approve this project these items must be a condition in the approval and if the decision is appealed the developer must pay all costs thereof.

Sincerely,

Joseph F. Dugas
30 Sunset Lane
Barnstable, MA. 02630

Marcy Dugas
45 Dorcas Drive
Barnstable, MA. 02630

CC: Mark Ells Town Manager
Legal