

Local Comprehensive Planning Committee

Minutes

Thursday, December 14, 2023 at 5:30 PM

Call to Order

Wendy Northcross opens the meeting at 5:30 p.m. with an introduction of Board Members.

Member	Present	Absent
Wendy Northcross	X	
Cheryl Powell	X	Left early
Mark Hansen	X	
Amanda Converse		X
Sue Rohrbach		X
Meaghan Mort		X
Alyssa Chase	X	
Asia Graves	X	
Fran Parks		X
Katia DaCunha		X
Lindsey Counsell		X
Jennifer Williams	X	
Bob Twiss	X	
Avery Revere	X	

Also in attendance are Planning & Development staff Elizabeth Jenkins, Director; Jim Kupfer, Assistant Director, Kate Maldonado, Senior Planner; Karen Pina, Principal Assistant

Notice of Recording

This meeting is being recorded and broadcast on Channel 18 and in accordance with Massachusetts General Law Chapter 30A Section 20, the Committee must inquire whether anyone is taping this meeting and to please make their presence known.

No response.

Minutes

Wendy Northcross entertains a motion to approve the minutes from November 30, 2023, moved by Cheryl Powell; Avery Revere clarifies that there are amendments -reference to blue lined copy draft and amendments made,

Vote

All in favor to approve as amended

Nay: none

Abstain: none

TOPICS FOR DISCUSSION

- Discuss and review draft Land Use Chapter including issues, opportunities, policies and strategies

Kate Maldonado in attendance. Gives a presentation. Recap of information. Draft Land Use Chapter. Suggested Draft Land Use policies and strategies.

Summary of Land Use Issues & Opportunities. Need to plan for the future. Sewer. Future housing. Open space. Walkability, town centered, mixed use. Housing Opportunities. Village Centers. Tonight will do breakout groups- two groups. Six areas geographically across towns.

Exercises. Group Activity. Comments can be emailed to staff or dropped off in person.

Six Boards of Information presented tonight; *Commercial Notes; Maritime Areas, Village Centers, Downtown Hyannis, Residential and Rural areas, Regional Economic Center.*

Coming off the feedback received. Members break out into groups. Two parties/groups – 10 minute intervals.

5:51

6:01

6:11 Cheryl Powell leaves at 6 p.m.

6:21

6:31

6:39

Wendy Northcross – convenes all back.

Kate Maldonado reports from group. 6 geographical areas. Comments about language and enhancements from strategies.

Residential rural areas: incentives smaller businesses. More trees/requirements for. Variety of housing types and composition. Resiliency for lots, FAR, (floor area ratio) divided by lot area, enhance prescriptions in strategic areas and lot cover, limit amount of development.

Maritime: education of. Protecting from over development and access to the water for all. Zoning amendment to maintain views of the water. How to restrict and how to accomplish. Promoting and supporting the blue economy. Any zoning amendments built considering resiliency.

Downtown Hyannis: language further/placemaking. Amenities of services. Activities. Incentivize open space and recreation, i.e. movie theatres. Walkable neighborhoods with safety, and lighting, incentivize when new development.

Commercial nodes: West Main and Route 28. A lot of opportunity for commercial enterprises. Infill development, variety of housing and commercial more mixed use. More open space, land near the Mall. Seniors and improving circulation. Range of housing affordable and market rate.

Regional Economic: walkable incorporating housing and mixed use. Incentivize more jobs. Market for and telecommuting.

Village Centers: historic contents and expand upon what it means. Walkability in mixed use and incorporate transit as well in area and safety. Spaces for daily needs.

Elizabeth Jenkins reports from group.

Maritime areas: opportunity to concentrate additional activity on waterfronts to economically enhance and support maritime uses. Fishing and other uses there now – pro actively support and create productive waterfronts. Fish market. Not to block any water views. Best uses for. May not be parking. Biking and restaurants.

Residential and rural: agricultural lands, tie to specific areas and how to deal with changing nature of. Increase economic possibility in these areas.

Downtown Hyannis: needs for resident living downtown, every day uses, i.e. grocery stores – want walkable center. Cohesive style and balance environmental and aesthetics. Open space, interactive places to host events and activity, i.e. food trucks and recreational uses, playgrounds, courts for activities, family public places. Higher expectation for new development to incorporate at the beginning and integrate with. Not just public spaces. Access to development and flexibility in regulations, infrastructure challenges.

Commercial Nodes: non village centers. Individuality of each area and own character. Will apply differently, will do and need design guidelines.

Village Centers: less development inherently, should happen at much smaller and village scale. How to support small business.

Regional economic center: Master plan. Wants and expectations for area. Look at land use. Integration of streets. Thoughtfully considered and planned.

Jim Kupfer, will type up edits and get to committee for additional comments before finalized and final review. Will incorporate the edits. All can send in edits.

- Introduction of the Housing Chapter (Housing Production Plan background)

Elizabeth Jenkins – presentation. Land use and growth. Potential housing strategies. Housing Production Plan (HPP) presentation. Cape Cod Commission (CCC) states we have to have/commonwealth requires and affordable housing – deed restricted and getting to the 10% number. Subsidized housing and qualifications.

Wendy Northcross confirms state requirement.

Elizabeth Jenkins, yes require to have a HPP and reach 10% goal.

Housing Needs Assessment

Community Engagement

Development Constraints

Asia Graves states 10%, that seems ridiculously low. There is a major need for more.

Elizabeth Jenkins, community engagement done and focus groups and workshops. Moderately priced and deed restriction in short supply. Main Themes. Streamlining. Demographic changes between 2010 and 2020, decrease by 3% but population increased by 8%. 7 out of 10 are living in one or two person households. Need for more diverse and smaller housing. 1 in 5 in Town of Barnstable identify as indigenous outside of US, English is not the primary language. Diversify. 1 in 10 have some form of disability and education less than a bachelor degree. Housing Profile – 81% detached single family. 74% homeownership. 1 in 3 units are seasonally occupied. Housing Affordability. Median price comparisons. Skyrocketed prices.

Wendy Northcross, do we have estimated average mortgage payment?

Elizabeth Jenkins – Cost burden comparison – 37% of all households are cost burden. People are paying more. 80% or less 3 out of 4 are cost burden. 72% are cost burden. 17% are severely cost burden. Paying half of household income.

Supply & Demand – CCC put out and did at high and low level. Projected housing supply.

We need immediately between 13 and 16,000 more housing units. 21,000.

Toolbox – Barnstable's approach.

Four areas. Create new, afford available supply, maintain, collaboration with non profits and state, Housing choice.

Strategies. Zoning. Zoning is primary to old to implement policy objectives. Can also be a barrier.

Accessory Dwelling Units and Downtown Hyannis Zoning Initiative.

Subsidy & Incentives- Affordable Housing Growth & Development Trust – provides gap funding for developers and grants/loans to support affordable housing in the community. Direct assistance to residents.

Housing Development Incentive Program – state housing choice designation, which come with grant money.

Municipal Land – using for affordable housing. Give away land defrays cost. House on the Hill, Marstons Mills Plan, declared surplus for affordable homes and Master Plan at Barnstable Adult Community Center. Marstons Mill School Plan. Maintain Existing Affordable Units.

Goals drafted for HPP 10% stock of housing. Seasonal and year round options.

6.78% we need 700 additional units to meet goal. New housing. Smart growth policies and protect natural resources. Stabilize housing and those at risk.

Community based goals. Housing initiatives. Public awareness of Barnstable's housing crisis.

Strategies – Tax exemptions for year round rentals. Year round deed restrictions. Accessory Dwelling Units (ADU) rentals. Deed restriction based on tenure.

Planning, Policy & Zoning strategies. Village scale, mixed use and multi family. Inclusionary ordinance.

Underutilized properties. Town Council has negotiated up to 13%, need more than 10%. Diversified funding sources.

Local initiatives and programs. Underutilized, short term rentals, direct assistance programs, coordinate infrastructure and housing. Capacity, coordination, research, education. More regional support.

Wendy Northcross, how many units of housing are in the pipeline?

Elizabeth Jenkins, huge interest primarily rental housing. Have multi family tracking sheet. Spreadsheet shown. 460 new units. Mainly Everleigh is biggest chunk of, other smaller projects. Currently another 339 units, most in Hanover Hyannis project, occupied by spring of new year – 36 of those units are affordable.

Not yet started – 193 units. Small scale within the Growth Incentive Zone (GIZ). A lot of residential and office conversions. 201 Main St.

Pipeline – site plan review – 619, at all stages of review. Biggest 312 units at 35 Scudder Ave. 307 Main Street project, 120 units. Total affordability is at 10%. A lot of units in the pipeline.

Asia Graves, realistically the AMI 65% is not affordable, not really doing much for people in need.

Elizabeth Jenkins, AMI numbers jumped up 30% after COVID. This doesn't reflect seasonal workforce at all.

Avery Revere, what is the role of Barnstable Housing Authority? (BHA)

Elizabeth Jenkins, they are separate organization under Commonwealth rules and regulations. Independent entity that manages and maintains their own housing that they own as well as vouchers for private rentals.

Avery Revere, how much do they own/how fit in?

Elizabeth Jenkins, mostly fixing on their own stock and their numbers –maintenance.

Mark Hansen– there's a lot of potential conflict of interest. They do work with private landowners and have their own pay scale, like fair market rents.

Elizabeth Jenkins, yes and administer vouchers. Community Development Block Grant (CDBG) probably do a project with existing rehabilitation of public housing.

GENERAL CORRESPONDENCE - None

PUBLIC COMMENT - None

NEXT MEETING

- January 25, 2024 at 5:30 PM to be held in person at the Barnstable Town Hall James H. Crocker Jr. Hearing Room 367 Main Street, Hyannis, MA

Wendy Northcross - possibly another meeting before January 25th meeting?

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

Adjourn

Wendy Northcross makes a motion to adjourn, seconded by Asia Graves,

Vote

Aye: Wendy Northcross, Mark Hansen, Alyssa Chase, Asia Graves, Jennifer Williams, Bob Twiss, Avery Revere

Nay: none

Abstain: none

The meeting ended at 7:33 p.m.

Respectfully submitted,

Karen Pina, Principal Assistant Planning & Development

The list of matters are those reasonably anticipated, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.