

2023 03 30 05:30
BARNSTABLE TOWN CLERK

Local Comprehensive Planning Committee Minutes Thursday March 30, 2023 5:30 PM

CALL TO ORDER

Vice Chair Felicia Penn opens the meeting and members introduce themselves.

Member	Present	Absent
Felicia Penn – Vice Chair	X	
Wendy Northcross, Clerk		X
Cheryl Powell	X	
Mark Hansen	X	
Amanda Converse	X	
Sue Rohrbach	X	
Meaghan Mort		X
Carlos Barbosa	X	
Fran Parks	X	
Lindsey Counsell	X	
Jennifer Williams	X	
Bob Twiss	X	
Avery Revere	X	

Others in attendance: Elizabeth Jenkins, Director Planning & Development; Kate Maldonado, Assistant Director Planning & Development; James Kupfer, Senior Planner Planning & Development; Kyle Pedicini, Community & Economic Development Planner Planning & Development; Jennifer Engelsen, Office Manager Planning & Development; Jill Slankas, Barrett Planning Group; Alexis Lanzillotta, Barrett Planning Group; Dillon Sussman, Dodson & Flinker; Peter Flinker, Dodson & Flinker

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.

Vice Chair, Felicia Penn opened the meeting and did a roll call. James Kupfer welcomed members and shared with the public where to find the materials for tonight’s meeting on the website barnstablelcp.com. Jim Kupfer opens the meeting.

TOPICS FOR DISCUSSION

Summary of key findings from survey – Alexis Lanzillotta, Barrett Planning Group shares some of the key findings of the survey. Top five issues that threaten the quality of life in Barnstable was a question and the results are: declining water quality, climate change, traffic speed/congestion, loss of open space and infrastructure. Top five

issues not being a threat were: access to goods/services, availability of employment opportunities, new commercial development, new housing development and lack of access to healthcare. Future development that participants said they would like to see: single family homes, ADU's (write in), housing for older adults, mixed use and townhouses. Non-residential development results: local retail stores/specialty shops, entertainment, restaurants, agricultural farming and fishing/maritime opportunities. Strength results: coastal resources, community's reputation, village centers, Downtown Hyannis and location/access. Weakness results: walkability, downtown Hyannis, housing costs, town government and services and location/access. The priorities that the local comprehensive plan should focus on improving: water quality, sidewalk, trails and connectivity, housing, redevelopment of vacant and underutilized property and Downtown Hyannis. Participants were asked what the biggest threats to their neighborhood: traffic/speed, high cost of housing, water quality concerns, seasonality and flooding/coastal erosion. Common topics in open response wants were the desire for more ADUs, sidewalk improvements/expansion, improved pedestrian and cyclist safety and protection of open space. Some issues in open responses were poor roadway maintenance, high property taxes, litter, over development, impact of septic systems on water quality, Airbnb's/seasonal rentals and oversized homes. Avery Revere found it interesting that Barnstable Village has too many empty buildings in the center. Properties that were purchased remain unoccupied, commercially zoned.

Frances Parks surprised to see not enough open space and not being aware of the trails available in the town. Perhaps a lack of knowledge was the reason for the comments.

Felicia Penn was hoping to see the responses to the question asked where you would take a person for the day if you had the opportunity.

Lindsey Counsell comments the meetings were well managed and great opportunities for folks to interact.

Development of draft Vision of Statement – Dillon Sussman gives a presentation on the vision statement process. Why it is important to have a vision. A vision statement is the mental picture of what residents want their community to look and feel like in the future. Asks us to imagine what your community could be at its very best. Why does the comprehensive plan have a vision and what do you want your vision to accomplish? Cheryl Powell believes a vision is necessary so we are all on the same page and more focused. Frances Parks feels a vision statement is not necessary, just a simple statement as to what plan was developed for the town for the next ten years covers it. Mark Hansen sees it along the same lines as a mission statement for a company, existing conditions, new ideas and goals to accomplish. Susan Rorhbach feels they should list things that can be accomplished and not just a dream and sets the tone for accomplishments. Amanda Converse feels a vision statement is goals, shared values and community. Carlos Barbosa visions serving part of the community that has been underserved for so long, should to benefit the whole community. Felicia Penn feels values are the "roots" of a vision to help form policy to accomplish goals. Summary of the Bringing It Together Workshops held on February 28th and March 1st. Approximately 35 were in attendance. Many areas of agreement (previous engagement, previous vision and consistency between groups and meetings) were shared. Priorities and values that were shared in both workshops were made available to members. Examples of linking priorities with vision ideas and values and examples were shown. There were some differences of opinions from the workshops. Some folks thought the approach to the vision of 2010 was weak and too safe. Mr. Sussman opens the floor to comments from members. Mark Hansen when it comes to policy we need to look to the people creating the policy. Look to see that they share the values and vision, language is very important. Needs versus wants. Susan Rorhbach comments the people who placed dots has the benefit of being in a group discussion versus those taking survey alone. One thing she found quite interesting is the fact that people are down on town government. She feels we make an effort to connect to people and it's not happening. The other fact is

connection and how we can accomplish that in some way. Felicia Penn comments on the housing dot. Year round not seasonal housing received the most dots. Sustainable housing people do not mean "green" but affordable check to check. Words are key and mean different things to different people. The group made a list of words for values. Words like joy, community safety and inclusion were discussed. Samples of vision statements from other towns were shared along with Barnstable's 2010 vision statement. Each member took time to write out and read the vision statement they wrote in tonight's meeting. Dillon collected each statement to try to combine them into one statement.

Publication of draft Existing Conditions – Kate Maldonado asks for support to post the publication of existing conditions report online to the LCPC website so the public can review and make comments parallel to the committee making comments. Shows a matrix for reporting comments. No opposition from board to release this report.

PUBLIC COMMENT

Betty Ludtke, Hyannis resident and Town Councilor very impressed with the process and will produce a very nice outcome. She mentioned a comment she heard about funding availability and zero responses. Perhaps too restrictive, need to think of words as you write out vision. Grandmother started coming as a summer resident so she has a deep passion for generations. Some residents need to rent homes, barely holding on to them. We need to devote ourselves to the residents and listen to them. Barnstable is so unique, due to the services we have to the entire cape (hospital, ferry, airport, shopping, etc). Let's not think too small!

Bob Schulte, Centerville complimented Felicia Penn for the great job of stepping in as chair. We need to acknowledge we are on an island with finite resources and overbuild will change the Cape and why we live here to begin with.

Gordon Starr, Barnstable resident and Town Councilor thanks committee for a job well done. An item he sees missing is climate change, we need to commit to changing policy to include this.

Roberta Mock, Hyannis resident. Twin Brooks is in her back yard and she feels the need to be steward to protect resources that are there. Want to see the town be strong to protect our natural environment and she just needs to be a voice to do that.

Next Meeting Date – Thursday, April 27, 2023 at 5:30 PM.

MATTERS NOT REASONABLY ANTICIPATED

None

ADJOURNMENT

A motion to adjourn was made by Jennifer Williams and seconded by Cheryl Powell. All in favor, aye.

Respectfully submitted,
Jennifer Engelsen, Office Manager