

Local Comprehensive Planning Committee Minutes Thursday, September 12, 2024 at 5:30 PM

Call to Order

Chair Wendy Northcross calls the meeting to order at 5:35 PM.

Member	Present	Absent
Wendy Northcross – Chair	X	
Cheryl Powell	X	
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 is Planning & Development Staff Jim Kupfer, Director; Kate Maldonado, Senior Planner; and Karen Pina, Principal Assistant.

Notice of Recording

The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable’s website:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

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.

Approval of Minutes

APPROVAL OF MINUTES

- Approval of Minutes from August 22, 2024

Wendy Northcross entertains a motion to approve the minutes of August 22, 2023, moved by Cheryl Powell, seconded by Bob,

Vote:

All aye

Fran Parks abstains

PUBLIC COMMENT

Eric Schwaab in attendance. Doesn’t see a lot of support for zoning changes on route 132 or Main Street. People don’t like it. This Committee never engaged the Civic Association. Osterville meeting not well

received. Doesn't think have enough information for this LCPC. Need to get back out into community again.

TOPICS FOR DISCUSSION

- Mapping exercise to update the Town's Future Land Use Map
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Chair Wendy Northcross, doesn't see a ton of change in the land use map.

Jim Kupfer. Two year process at this point. Existing Conditions, Phase 1. Community engagement. Presentation done. Chapter reviews. Each topic and local strategies. Future land use map to discuss this evening. Then refined strategies.

Future Land Use Map. 2010 initial map and build off this base line. Updated version 2024. Review of the current map. Independence Village Area Master Plan. This is a hodgepodge area, was our industrial park. A lot of residential that has gone in here. What is the projection for this area. Need to know what would prevail here. Community College Area Map Plan. Master plan there. What is the vision for this area. Historic Village Centers. Refine into historic village. Historic character. Light Commercial/Mixed Use Corridor, West Main Street, allow for a lot. Traffic issues. Heard refining commercial corridor to be more of a light use. Residential and Rural. Protection of wooded lots. Add into action plan. RPOD allows for 2 acre residential. Maybe change. These are changes from base line map. Industrial corridor/residential.

Cheryl Powell – Community College area, who owns it, would town have say in it?

Jim Kupfer, the state and some other entities own that. Mostly owned by the State.

Sue Rohrback, Centerville area?

Jim Kupfer, UB district, small business area in Osterville, existing commercial area.

Fran Parks, industrial section, Barnstable water is at it's peak to buy water from that area. Impact on schools or other services. More housing? Medical services?

Jim Kupfer, yes, would be critical and need to be involved.

Bob Twiss, working about 2.5 years now on this. Identified a lot of problems. Keep in mind what trying to do. Things will have to happen after 10 year period. Two changes, one to create commercial/industrial on existing make a master plan for entire area, including everything in green. Also, land around Cape Cod Community Colleges is a good place to have a master plan. Agrees with designating *historic* centers. People have different concepts about activity centers. Recognize that are historic districts as opposed to development districts. Thinks only make two changes. There will obviously be zoning changes over the years.

Cheryl Powell – also have some minor changes.

Amanda Converse, maintaining wooded areas? West Main as well.

Jim Kupfer, parcels specific – plan to identify private wooded lots, where are and create corridors. Great action strategy.

Amanda Converse, supportive of flushing this out more, likes this idea. West Main – like to see more mixed use for repurposing properties vacant and not being used.

Jim Kupfer, yes light commercial and mixed use, this is a challenge. Restrictions would impede and need to refine language.

Avery Revere, Master Plan for Industrial Park and Cape Cod Community College, have to address Route 132 that corridor is already being developed.

Wendy Northcross, would we change the use that's assigned now?

Jim Kupfer, maybe all green should be the dashed yellow, which would include.

Avery Revere, part between Cape Cod Community College and the Mall, where Cape Cod 5 is. This is to have some sort of vision of what we'd like to see.

Lindsey Counsell, is something not allowed in industrial area?

Jim Kupfer, not necessarily what is allowed and not allowed, its what would be long term and in harmony, connectivity plan.

Cheryl Powell, vacant properties. Communication with these properties/property owners? Death by neglect properties. Any communications besides tax bills?

Jim Kupfer, other departments could get involved, i.e., Health, DPW. Some are family owned, a lot of reasons for vacancies.

Susan Rohrbach, village centers, would like to make it clear about what would the plan would like to see there, possible housing. Make clear what intention is. Wooded lot, housing within a certain distance from West Main Street there are already houses. What would we say? Redevelopment or available land?

Wendy Northcross, create opportunity, but maybe new parameters, don't want to preclude reinvestment.

Fran Parks need a map that shows the wooded lots. Neglected homes – Cotuit is a build out, isn't any place left to build anything in Cotuit anymore.

Wendy Northcross, added protection to 132 corridor?

Lindsey Counsell, excluding the airport right?

Wendy Northcross, they are doing a master plan at the moment.

Cheryl Powell, if airport doing master plan, do we have a seat at that table as well?

Jim Kupfer, they are having public emails as well. Next steps would be report back out after public comment and have it run through October and will bring back to Committee. Next topic will be discussing public comment periods.

Public Comment

Eric Schwaab. Spoken with Town Councilor Betty Ludtke. Have bi right zoning in his precinct in residential areas. Want some portion of Independence Village to include commercial bays for small businesses and have to be affordable. No place for them to go, Town has to solve that problem here. This will solve density issues.

Wendy Northcross, agrees, have to have for small businesses.

Amanda Converse, as well, need access to expand and to commercial bays.

Community College

Jim Kupfer, this is almost all state owned properties - have been some discussions.

Wendy Northcross, thinks some kind of tree canopy preservation for this area – solar field not beneficial to the trees, beneficial to have Civic Association involved. School did study for dormitories, could it sustain itself, community colleges are forbidden to have this. State said dorms wouldn't work and the density for students. Good question to bring up though.

Kris Clark - Open Space Committee. Discussed about making that whole intersection safer for pedestrians and bike path to come. Commuter parking area. State is looking to expand that area. Open Space, would like to improve the safety of crossing. Maybe an elevated walkway. Discussion about future development in that area. West Barnstable Civic Association has not been involved, but she can convey to them.

Historic Village Centers

Public Comment

John Crow, Town Councilor, precinct 5. Draft land use, pg. 14, developing or redeveloping village centers, how does that enter into historic preservation?

Jim Kupfer, clarifies that he is bringing back the full list of strategies and full list of goals. Let's go back through and make edits now, and make sure they are all in sync.

John Crow, pg. 12, call for two and three family uses? Important to have open comment at these meetings. Shouldn't be a plan of attack.

Susan Rohrbach, need to figure out exactly what we mean by historic? How should be looked at?

Jim Kupfer, what definition of character is. This plan we could start to identify actions, want to have for 7 historic villages, so let's create – also can find out which are historically significant. Right now putting all on notice about villages having historic character and then maybe putting some restrictions on it.

Suzanne Grafton, Osterville – what makes character, believes zoning creates this. Seen benefits of zoning and when not enforced. People want choice. Shortage of parking in her village. Preserve character in Osterville.

Light Commercial Mixed Use Corridor aka West Main Street

Public Comment

Eric Schwaab, it would be great if you people would listen to the folks that live here. Open up whole area up to Route 132, includes the High School and West Main, can't develop this separate from Route 28. Didn't want 2 or 3 bedroom housing. Want accommodations, something small. Wanted to move solar panels out of parking lot. Lot is ill conveyed and is disconnected. Need for teacher housing across from Hyannis West School. Need to think about bike paths and sidewalks. Cannot ride a bike safely on West Main Street. Northern portion of precinct 3, triangle. 300 feet for commercial off of West Main. This will solve the traffic problem. Needs to be integrated with commercial bays.

Satchel Douglas in attendance. Yes, possibility for walking and biking. There are some great avenues and streets that could use width.

Wendy Northcross, granite curbs? Safer? Paint out a bike lane?
Satchel Douglas, yes, either.

Town Councilor Jeff Mendes, West Main Street, have to think about the whole corridor, traffic is a problem, mixed use on West Main St, have to think about a holistic approach, if done in piece mail won't fix the problem. East Main Street and flow of traffic has to be considered. People here are living in very dense locations – Hyannis. Have to think about the traffic.

Lindsey Counsell, streets program in Downtown Hyannis, if a pause, before any changes in the West Main area. Things happen, before we got to drastic, possibly waiting a bit.

Wendy Northcross, traffic flow plan?

Jim Kupfer, actively working on growth safety audits, seeking a grant for some additional ones. He is actively participating on Great Streets and there are a number of studies. West Main – removing the language for mixed use, which means downgrading what the zone is now, currently it is much more heavier uses now than potentially considering limiting on West Main, adding a rectangle area for workforce housing, that could be added.

Residential & Rural

Jim Kupfer, nothing proposed here as far as map changes. Heard a lot about preservation of certain areas. Water resource areas, nothing proposed as a map change now.

Wendy Northcross, just suggestion to notch out the area next to Cape Cod Community College.

Susan Rohrbach, 2 acre zoning need to look at the future sewerage and the zoning.

Jim Kupfer, CWMP, the phase 1 and how it relates. A lot of area that could be impacted. A lot of strategies.

Fran Parks, 2010 report – large buildings were to be built there. With this plan, people will be paying attention to it.

Jim Kupfer, real action strategies that we can create strategies and possibly re zoning of airport rotary traffic.

Susan, Rohrbach, there was some plans in the past to redo that area. Is that still in place?

Jim Kupfer, still on the list and would be the state.

Lindsey Counsell, plan for Route 132?

Jim Kupfer, yes, DPW has started and has had one open house, this is a large stretch and a lot of moving parts.

Satchel Douglas, does two acre reflect current build out of the density? Confusing to see the map with the two acres, feels misleading also with historic villages.

Jim Kupfer, the density that is there today varies. Gone through different generations, grown larger as you go northwest.

Wendy Northcross, if you interact with the mapping that would help people.

Avery Revere, seems questionable to have two acre zoning on Sandy Neck where there is no zoning.

Eric Schwaab, if Hyannis bare burden of building going forward need to make some sacrifice. Suggests one possibility would be to not bring your cars to Hyannis. Don't have room, no place for cars in the future. Have more electricity than we want. Substation has plenty. Maybe a light rail system. Could change and provide like a city. Then talk about how to connect, to the bridge? Can't solve all your problems.

Amanda Converse, do have to look at action strategies to promote elsewhere.

Avery Revere, precinct one – that is baring the burden of the hugest developments right now, it isn't actually Hyannis.

Fran Parks, two acre zoning, most people aren't on this big of a lot, most are not two acre zoning.

Amanda Converse, Marston Mills school property is an opportunity.

Lindsey Counsell, what is build out in the Town of Barnstable, what is the carry capacity of the Town.

Jim Kupfer, through the CWMP, that is where that is defined.

Facilities didn't complete yet, capital improvement plan. Clean up for the chapters. Kate's been working on online interactive use map. Press release out, get comments in and back to committee in October, placeholder Oct. 30th? November and December one meeting per month. Putting back out to the public, maybe having a listening session, can also go to the villages as well.

Wendy Northcross, important to have an open mic night and listen to more concrete pieces for the plan. Several different locations.

Cheryl Powell proposes that we organize that

GENERAL CORRESPONDENCE

NEXT MEETING

- September 26, 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

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

ADJOURNMENT

Chair Wendy Northcross entertains a motion to adjourn, moved by Cheryl Powell, seconded by Lindsey Counsell,

Vote
All aye

The meeting is adjourned at 6:59 PM.

Respectfully submitted,

Karen Pina

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.

Further detail may be may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us>