



# Town of Barnstable Planning Board



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## Board Members

Stephen Helman – Chair   Raymond Lang – Vice Chair   David Munsell – Clerk   Paul R. Curley   Mark R. Ferro   Holly Brockman-Johnson   Marry Barry  
John Norman – Town Council Liaison

## Staff Support

Elizabeth Jenkins, Regulatory Review/Design Planner - [Elizabeth.jenkins@town.barnstable.ma.us](mailto:Elizabeth.jenkins@town.barnstable.ma.us)  
Anna Brigham, Principal Planner - [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
Karen Herrand – Principal Assistant - [karen.herrand@town.barnstable.ma.us](mailto:karen.herrand@town.barnstable.ma.us)

## Town of Barnstable Planning Board Minutes March 14, 2016

BARNSTABLE TOWN CLERK  
2017 AUG 2 PM4:20

Stephen Helman – Chairman	Present
Raymond Lang – Vice Chairman	Present
David Munsell – Clerk	Present
Paul R. Curley	Present
Mark Ferro	Not Present
Holly Brockman-Johnson	Not Present
Marry Barry	Present

Also in attendance were JoAnne Miller Buntich, Director, Anna Brigham, Principal Planner, and Karen Herrand, Principal Assistant, Growth Management Dept.

Call to Order:      Introduction of Board Members and Staff Members

Notice of Recording:      This meeting is being recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

## Discussion:      Cape Cod Commission - Update on Growth Incentive Zone – Extension of the 10 year term

Paul Niedzwiecki, Executive Director of the Cape Cod Commission in attendance. He gives a Power Point Presentation “18 Month Goals for Growth Incentive Zone (GIZ) reauthorization of the Growth Incentive Zone.”

He gives an overview/presentation;

October 2017 is the deadline to reauthorize the GIZ (10 year term coming to an end). Four Town Councilors are on this committee. They will be reaching out to more than twenty groups.

Stakeholder Outreach Process. Current statistics and goals in place, there has been some progress.

Review of the existing goals. GIZ has attracted about \$100 million in private investment since 2005, 101 net housing unit increase. Public infrastructure investment includes Walkway to the Sea, Hyannis Youth and Community Center (HYCC) and parks, lighting streetscape improvements. They will have an on line survey.

Review of assessed property values, which held through the recession. Review of growth on Main Street, Hyannis and quadrants throughout the town and the development patterns. Hyannis Stakeholder questions. Route 132 areas to be looked at. Stakeholder Outreach, Greater Hyannis Project, the logistics of how Hyannis works.

David Munsell comments that he is disappointed that the mixed use housing wasn't in use as much as they would have liked. Downtown Main Street has done well considering. Asks about the overlay district/parking and if aware of this? Parking study? Town Council is looking at this.

Paul Niedzwiecki answers that they are aware of the parking study. He will ask some questions and see what the thought process is on the overlay proposed. They will look at the parking study when it is completed.

Paul Curley asks what kind of metrics looking at in term of tracking goals? Two way traffic on Main Street?

Paul Niedzwiecki answers; promotion of seasonal economy, fiscal impacts, environmental aspects, social aspects, safety. They have a lot of data, trying to select the significant data.

They are working with Town on a Tiger Federal Grant. Transportation issues are a priority, making a better pedestrian connection where Cape Cod Mall is.

Ray Lang comments/makes statement(s) on the history pre GIZ. He is concerned about the medical zone. He's disappointed that property owners are having issues here in this zoning area. Comparisons to the Mall and Main Street. Thinks medical zone needs to be corrected. We have to know what plans are for Cape Cod Hospital. The need to develop sophisticated parking to encourage downtown business. He would like to be on any committees to provide any input. The Planning Board would like to be kept informed/involved. Disappointed with the Sturgis School and new spaces. Disappointed with the 500 Block and the Community College parking as well. Also, the Airport Rotary, report summary states that traffic problems cannot be solved without all three areas being addressed, possibly a moratorium until this is solved.

David Munsell makes comment regarding incentives; fees being charged for applications. Town fees are to expensive/exorbitant.

In conclusion: Paul Niedzwiecki replies that over 10 years, it was basically about zoning/zoning project, now there is a much larger scope. They have more knowledge about costs. We have to get the fundamental economics of Main Street right. He will keep the Planning Board informed and engaged.

#### Approval Not Required Plans:

A plan of land entitled "Plan of Land, Sea Meadow Circle, Barnstable MA, Prepared for Michael Whitaker" dated March 7, 2016 has been submitted to the Board for endorsement as an Approval Not Required (ANR) plan.

Attorney Michael Gill in attendance for the Applicant. He gives a brief explanation of the proposed plan/land swap, no development proposed.

**Motion made by Paul Curley to endorse/approve this Approval Not Required plan as presented, seconded by David Munsell, so voted unanimously.**

Special Permits: Special Permit Application David Colombo - 159 Ocean Street, Hyannis, Black Cat Harbor Shack Map/Par 326/039 – Proposal for: New roof deck, stairs and



vertical lift located within front yard setback and reduction of required parking for an additional 23 seats. Request to continue.

**Board all voted unanimously to approve the continuance to March 28<sup>th</sup> at 7 p.m.**

Correspondence: (Any Member wishing a copy please contact the office)

Correspondence from Attorney Albert Schulz dated February 23, 2016 – Citation/Complaint ANR Land Court Plan 15354-107, Petitioner William I. Koch – This matter has been referred to the Town Attorney

Chapter 91 Application – 103 Main St., Osterville – Anthony Tavilla for; boardwalk/seasonal pier with ramp and float

Chapter 91 Application – 371 Wheeler Rd., Mystic Lake, Barnstable – Maureen Jankauskas for; Non-commercial seasonal docking and boating

**Motion entertained by Stephen Helman to adjourn moved by Paul Curley, seconded by David Munsell, so voted unanimously.**

The meeting adjourned at 7:55 p.m.

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: Regularly Scheduled Meetings: March 28, and April 11, @ 7:00 PM.

Respectfully Submitted

  
by Karen A. Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on

9/12/2014

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