



# Town of Barnstable Planning Board



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## Board Members

Mary Barry – Chair   Stephen Helman – Vice Chair   Steven Costello - Clerk   Paul R. Curley   David Munsell   Fred LaSelva   Jeffrey Swartz  
John Norman – Town Council Liaison

## Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director  
Paul Wackrow, Principal Planner  
Karen Herrand – Principal Assistant - [karen.herrand@town.barnstable.ma.us](mailto:karen.herrand@town.barnstable.ma.us)

## Town of Barnstable PLANNING BOARD Minutes March 5, 2018

Mary Barry – Chairman	Present
Stephen Helman – Vice Chairman	Absent
Steven Costello - Clerk	Present
Paul Curley	Present
David Munsell	Present
Fred LaSelva	Present
Jeffrey Swartz	Present

Also in attendance were Elizabeth Jenkins, Director, Paul Wackrow, Principal Planner and Karen Herrand, Principal Assistant, Planning & Development Dept.

**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.

### **2018 Downtown Hyannis Growth Incentive Zone**

The Town is seeking to designate the Downtown Hyannis Growth Incentive Zone (GIZ) pursuant to the Cape Cod Commission Act and Chapter G of the Cape Cod Commission regulations. A revised draft of the proposed GIZ application is available for viewing at the Planning & Development Department Offices at the 3rd Floor of Town Hall and at 200 Main Street or online at [www.townofbarnstable.us/PlanningandDevelopment/2018giz](http://www.townofbarnstable.us/PlanningandDevelopment/2018giz).

The Downtown Hyannis Growth Incentive Zone (GIZ) was approved by the Cape Cod Commission by decision dated April 6, 2006, as authorized by Barnstable County Ordinance 2005-13, Chapter G, Growth Incentive Zone Regulations of the Cape Cod Commission Regulations of General Application; as extended by an Agreement to Extend Town of Barnstable Downtown Hyannis Growth Incentive Zone to October 6, 2017 between the Cape Cod Commission and the Town of Barnstable executed on December 14, 2015 and as further extended by a second Agreement to Extend to April 4, 2018 between the Cape Cod Commission and the Town of Barnstable executed on October 6, 2017.

*Continued from the February 26, 2018 Planning Board meeting. The public hearing has been closed. The Planning Board may vote, through the Barnstable Town Manager, to propose a Growth Incentive Zone designation and to submit an application for Growth Incentive Zone designation to the Cape Cod Commission.*

**Chair Mary Barry entertains a motion to move that the Planning Board vote to propose the area shown on the map entitled 2018 Downtown Hyannis Growth Incentive Zone, commonly known as the GIZ, dated February 20, 2018, as the Growth Incentive Zone to the Cape Cod Commission through the Barnstable Town Manager, and further move that the Growth Incentive Zone Application, dated February 20, 2018, as it may be supplemented from time to time, be submitted to the Cape Cod Commission, seconded by Steve Costello;**

Chair Mary Barry asks for any discussion.

Fred LaSelva states that he has about eight motions that he would like to propose, associated with the GIZ, based on public comment and changes he feels are important to the GIZ.

Chair Mary Barry asks for a vote for the motion presently on the floor.

David Munsell interjects - asks for a point of order.

Jeff Swartz directs to Elizabeth Jenkins and asks for clarification that this was approved by Town Council last Thursday as written?

Elizabeth Jenkins replies correct. There were a number of minor amendments that got incorporated into the Town Council's motion.

Fred LaSelva states that he had planned on putting motions in place to alter the document, this has been preempted, how to include these to change the document?

Elizabeth Jenkins clarifies that this is alright for discussion, this is a policy/planning document.

Paul Curley suggests possibly amending the motion as they move along.

Fred LaSelva -Pg. 6, Summary of Strategies - he would like to add in build the infrastructure to support the diversification of economy in Downtown Hyannis to include employment opportunities, knowledge and tech based so that Hyannis becomes a center of innovation, purpose to address the seasonality and sustainability and environment in the GIZ. This would have been his first motion.

Chair Mary Barry asks for clarification, if these motions were what was reviewed with Elizabeth Jenkins on Friday? Are these new? Were these mentioned at the last Planning Board meeting?

Fred LaSelva states no they were not. He stated that he had mentioned that he would be making motions at this meeting. He found the meeting on Friday with Staff extremely frustrating. He confirms that these proposed motions have not been brought up previously.

Fred LaSelva would like to amend the document as a policy document that would serve the Town in a way that once policy is in place it will be difficult to amend.

Elizabeth Jenkins directs to Fred LaSelva, clarifies that this is a living document. It will continue to evolve and change. This is the beginning of a strategic plan/implementation process.

Fred LaSelva asks why not allowed to make proposed motions to amend items in this document?

Steve Costello interjects that he doesn't think the timing is appropriate. The reality is that the Cape Cod Commission and their involvement is really a bigger picture item. Clarification of Elizabeth Jenkins' point that this is a beginning, this isn't a one and done. This can be changed.



Fred LaSelva states that he disagrees with the process. We should be able to propose, discuss and amend motions.

Steve Costello replies that we can discuss things post vote.

Jeff Swartz clarifies what he thinks Fred LaSelva would like to put on the table – this does open the door. He thinks this document would allow change.

David Munsell takes this as an insult, this meeting was to discuss the GIZ, insulted that our Chair opened the meeting with a motion to adopt this.

Chair Mary Barry clarifies/directs to David Munsell that she made a motion. What we had agreed to at our last meeting was that we went through a public hearing, Board discussion and then agreed to work with Fred LaSelva and his comments, which you said that you agreed with and with the luxury of having Staff, we worked through edits and now we are ready for a vote. We had many public hearings. Opinion and supposition does not go into the document.

David Munsell states that no one ever questioned the purpose of the GIZ and how written. He thought this meeting was for discussion.

Jeff Swartz asks if David Munsell is aware of what happened at Town Council meeting last Thursday?

David Munsell replies, yes, they voted to approve. Procedurally Planning Board normally sends to Town Council with our recommendation.

Chair Mary Barry clarifies that this is to send it to Town Manager, not to Town Council.

Elizabeth Jenkins clarifies that this is an important point, there is no requirement for the sequence of the vote, unusual in this respect. This goes to Town Manager/report to Town Manager.

Fred LaSelva states that factually there is a very big gap here, the Steamship Authority, is not in the document, the Hy-Line ridership numbers, half a million people are not in this document. How to correct this? Appendix D. Hyannis Parking Study.

Elizabeth Jenkins clarifies that the Parking Study has been completed, still going through implementation.

Fred LaSelva states he is totally unsatisfied with the process. He thinks we are not being allowed to do our statutory responsibility, we are not being allowed to do this based on the motion on the floor.

**Vote for Motion on the floor:**

**Chair Mary Barry entertains a motion to move that the Planning Board vote to propose the area shown on the map entitled 2018 Downtown Hyannis Growth Incentive Zone, commonly known as the GIZ, dated February 20, 2018, as the Growth Incentive Zone to the Cape Cod Commission through the Barnstable Town Manager, and further move that the Growth Incentive Zone Application, dated February 20, 2018, as it may be supplemented from time to time be submitted to the Cape Cod Commission, seconded by Steve Costello;**

**Chair Mary Barry, Steve Costello, Paul Curley, and Jeff Swartz - Yes vote.  
Fred LaSelva and David Munsell – No vote.**

**The Motion passes 4 to 2.**

Paul Curley asks what the process is now – Town Manager for signature?

Elizabeth Jenkins confirms that the document is forwarded to the Town Manager who will be the one to submit the application to the Cape Cod Commission, which will be submitted for a hearing on March 22<sup>nd</sup>. The Assembly will take a vote on the Chapter G regulations on the 21<sup>st</sup>.

Paul Curley confirms, just an application, the actual certificate will lay out what we can do.

Elizabeth Jenkins replies yes. Should the Cape Cod Commission vote to approve the application, the document will result in a Decision that will grant the specific relief, from DRI thresholds, and structure to evaluate and continue to evaluate measures/goals.

Paul Curley confirms no changes to the Special Permit Granting Authority re the Planning Board?

Elizabeth Jenkins answers that this is part of the local zoning, no changes here for the local regulatory process, only with the Cape Cod Commission's jurisdiction.

**Motion entertained by Chair Mary Barry to adjourn, moved by Paul Curley, seconded by Steve Costello, so voted to adjourn; Chair Mary Barry, Paul Curley, Steve Costello and Jeff Swartz. Fred LaSelva and David Munsell abstain.**

**Matters Not Reasonably Anticipated by the Chair:**

**Future Meetings:** Regularly Scheduled Meetings: March 12 and March 26, 2018, @ 7:00 PM.

The meeting adjourned at 7:22 p.m.

Respectfully Submitted

  
By Karen Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on

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