



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

Town of Barnstable PLANNING BOARD Minutes January 29, 2018

19 JAN 15 P2:45

BARNSTABLE
TOWN CLERK

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

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.

Vice Chair Stephen Helman opens the hearing/workshop.

Workshop:

The Town of Barnstable Planning Board will host a public workshop to review the Downtown Hyannis Growth Incentive Zone designation application.

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.

As the existing designation is set to expire, the Town is seeking to designate anew the Downtown Hyannis Growth Incentive Zone.

Elizabeth Jenkins in attendance. She gives a presentation – re designation of the Hyannis Growth Incentive Zone (GIZ). Reference to the Draft Application for GIZ. – Exhibit A.

Cape Cod Commission would be exempt from review. Permits streamlined.

Gives the history of the GIZ from 2006 at its inception. See Application – Exhibit A.

Downtown Hyannis GIZ - Housing – review of. Thought was to develop a mixed use infrastructure.

Community Goals – This has been a process with Cape Cod Commission.

Stakeholder Engagement – Close to 100 people interviewed. Refocus on the original.

Application Process:

Capital Improvement Plan Investment Strategy - Downtown Hyannis. Downtown revitalization is long term.

Interest in boundaries: originally designated based on boundaries of the 2005 2006 rezoning. Took the boundaries of over 14 districts and consolidated into 7 districts.

In the 2018 application we have proposed to extend the property at 35 Scudder, this is the only proposed boundary change.

What do we need to plan for to create a community, support good quality of life, economic sustainability. Not just development but looking at the residents that live there as well.

Infrastructure and amenities analysis into 6 blocks:

Transportation/mobility.

Water resources, community services, neighborhoods, utilities.

GOALS:

Measures, Issues & Opportunities, Transportation and Mobility, Water Resources, Community Services Neighborhoods, Utilities, Coastal Resiliency.

Implementation: Pre permit housing units, no DRI needed. Now Town wanted to think about different ways: Capital Improvement Plan.

Downtown revitalization and planning as a long term.

STRATEGIC PLAN

Operation and Implementation Strategies –

Create Hyannis Development Staff review team.

Refine measures to reflect community values.

Review and update design and infrastructure plan – review development agreements in GIZ

Evaluate and update.

Fiscal impacts. Neighborhood organization and planning. Transportation/Mobility/utilities Strategies.

Parking Management System – completed in 2017. Ferry traffic.

Community Services & Neighborhoods. Reduce ground floor space on Main Street used for health and human services. Expand and utilize areas for community services. Promote social service industries.

Water Resources – this is number one priority. Development of wastewater discharge.

ADDRESS BOUNDARY SPECIFICALLY – THE ONLY CHANGE PROPOSED IS AN EXTENSION TO INCLUDE 35 SCUDDER AVE., THIS WOULD INCLUDE THE ENTIRE 55 ACRE PARCEL AND THE REAR PORTION OF THE PROPERTY.

The Town decided to include this in the application in response to a request that was received from the owner of the Resort and Conference Center. They were thinking about changing to a different land use. The Cape Cod Symphony Orchestra has an interest and a P & S for this property.

Have had a lot of comments regarding a rezoning of this property, people opposed to rezoning. The GIZ does not affect the zoning that is applicable to the property. It does not change the permitting process.

The GIZ is a tool that streamlines, it would exempt Cape Cod Commission's review. This enhances the Town's ability. A tool that exempts Cape Cod Commission, which is supported by a robust process that looks at how we would support growth and potential future development.

Review Process:

Joint Public Hearing at Town Council. The Application would then proceed to the Cape Cod Commission and the Assembly of Delegates, that is the process.

Acting Chair Stephen Helman asks for any public comment.

PUBLIC COMMENT

Bob Colford, 57 Fiddler's Circle in attendance. He is very much opposed to including the Twin Brooks Golf Course in the GIZ. The creek/wetlands that are protected is his concern. Lots of development in the area. The Stewarts Creek restoration project, Ocean Ave. This is not finished. He believes we need a study done. The Army Corp. has not yet finished. The Oceanside Performing Arts Center and a parking lot on this golf course will destroy both Joshua's and Stewart's Creek. The Conservation Commission insisted not to have any runoff, they asked them to have stand water runoff. The creek runs through their backyard. Paving open space will destroy waterways. This is outside of downtown area. Wildlife will be impacted negatively.

Lynne Colford, 57 Fiddler's Circle in attendance, she has submitted/written a letter to Cape Cod Times. This area should not be replaced with a parking lot.

Lou Gonzaga in attendance. He doesn't think the GIZ should have an add on parcel. Downtown Hyannis is not good for this. Also, too many churches and social programs in the area already. Would like to see the project moved to another location/space.

Deb Krau, Greater Hyannis Civic Association. She refers to her letter of Jan. 29, 2018, just received tonight, Exhibit B. Read into record.

Felicia Penn in attendance. she hands out comments/letter. She is in favor of the GIZ, but only with the original borders/boundaries. She reads her letter into record, Exhibit C.

John Julius in attendance. He is in full agreement with what Felicia Penn's comments were. The process for Stewarts Creek was not done right, 300 people affected. He has nothing against the symphony. Concern re environmental impacts. Why do we have the Cape Cod Commission in the first place, would like exclusion of this parcel at 35 Scudder.

Attorney Gerald Garnick in attendance, President of the Performing Arts Center. He doesn't want this group to think that Elizabeth Jenkins has misrepresented anything. He wants the Planning Board to understand that this was not done in any improper way.

He explains that they have entered into an agreement with the seller. They had no idea that the GIZ had a 10 year limit. When they found out it was suggested to include the Scudder Ave property in the process. This application that includes this parcel, is only one simple step to a process. The difference between 2006 and what it is today, this application is an attempt to create a vision that would enhance the entire Hyannis community. He has been a member of the Cape Cod Symphony since 1975 and it is separate from Oceanside Performing Arts Center. The purpose is to have 2 separate entities enter into the contract. Many things have to take place before this is established.

You are not giving your professionals enough credit in seeing what is proper/appropriate for the community. The Symphony has some obstacles now.

Laura Wentzel in attendance. She is in opposition to the expansion of the GIZ. The expansion of the GIZ should not be realigned for one property. Twin Brooks is a staple, this open space is not littered with social services, like a good portion of the GIZ/Main Street is now. Traffic nightmare at West End Rotary now. There will be an increase in traffic and the Melody Tent is here as well. Encroachment re surrounding properties. Another non profit, no tax money for the Town. Suggests a better location, not here.

Elizabeth Wurfbain in attendance, President of the Business Improvement District (BID). The Town has become better at looking at the stigma that Hyannis has. This would build up walkable area. A musical environment would benefit all, and the aging community loves the symphony as well. She is in support. Be involved with the change. We should embrace this.

Amy Walenga, 33 Fiddler's Circle in attendance. She is in opposition to the extension of the 35 Scudder Ave boundary. She agrees with the GIZ, but need to look at the environmental impacts of this. Appreciates the Symphony, maybe look at other options. Wetlands concern, conservation issues.

Vice Chair Stephen Helman asks if any Planning Board members have any comments?

Steve Costello comments that Elizabeth Jenkins terms of credibility cannot be questioned. This is a step in the process. Good to have people voice their opinions. The owner clearly thinks good idea to sell Scudder Ave property.

Paul Curley agrees with Steve Costello, thinks everyone should show up Thursday at Town Council, important that you all be there and appreciate the process.

Stephen Helman thanks all who commented. He likes that both sides have been presented very well.

Elizabeth Jenkins clarifies some comments:

Ongoing for sometime – Collaboration between Cape Cod Commission and the Town - this will be how GIZ plans will be done going forward. Hopefully the end result is a sustainable result. This was a huge amount of effort, but wanted to have the public forum. Good to have the debates before faced with the deadlines.

Clarification on scope of the document – The boundary – the one thing we have opportunity to do now is with the whole area. Being able to think about how the areas improve and help each other.

To be able to support business and economic development - -permit streamlining.

She will work with staff to put together a list of revisions /comments that were presented tonight. We would like your comments to carry through to the Town Council. Make sure they have for consideration.

Felicia Penn asks if the Planning Board expects to vote at the Joint Public Hearing on Thursday, Feb. 1, 2018.

Elizabeth Jenkins replies that she doesn't know, not her position to speak for the councilors/board members.

Stephen Helman replies that the Planning Board is not going to vote unless ready to vote.

Matters Not Reasonably Anticipated by the Chair:

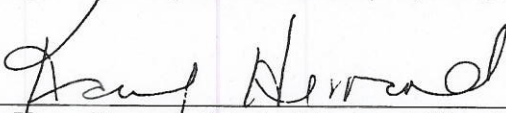
Motion entertained by Vice Chair Stephen Helman to adjourn, moved by Fred LaSelva, seconded by Paul Curley, so voted unanimously to adjourn.

The meeting adjourned at 8:55 p.m.

Future Meetings: Joint Planning Board and Town Council hearing on the Growth Incentive Zone Designation Application: Thursday, February 1st @ 7:00 PM.

Regularly Scheduled Meetings: February 12 and February 26, 2018, @ 7:00 PM.

Respectfully Submitted


By Karen Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on

January 14, 2019

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

List of Exhibit Documents

Exhibit A – GIZ Application/Draft

Exhibit B – Letter from Deb Krau, Greater Hyannis Civic Association – dated January 29, 2018

Exhibit C – Letter from Felicia Penn – dated January 29, 2018