



Town of Barnstable

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Planning Board

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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 WORKSHOP
COMMUNITY RESILIENCY BY DESIGN – NO. 2
Minutes
February 11, 2019 – 5:30 p.m. – 6:47 p.m.**

Mary Barry – Chairman	Present
Stephen Helman – Vice Chairman	Absent
Steven Costello - Clerk	Absent
Fred LaSelva	Absent
Jeffrey Swartz	Present
Patrick Foran	Absent
Walter Watson	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. NONE.

COMMUNITY RESILIENCY BY DESIGN WORKSHOP NO. 2

**Chair Mary Barry opens up the Workshop “Community Resiliency by Design Workshop”
East End of Hyannis – follow up from December meeting.**

Elizabeth Jenkins thanks the Planning Board members in attendance for being here.
Town Councilors: Jim Crocker and Paula Schnepf also thank them for being in attendance.

Kristy Senatori of Cape Cod Commission in attendance. They have initiated this plan. Strategies to develop compact housing projects. Stakeholders here as well.

Power Point Presentation: Jeremy Lake, Senior Associate, Union Studio, Providence RI, in attendance. He gives a recap of the last presentation done in December.
Recap of other projects done. They are familiar with the Cape.
Recap, Input from Survey, proposed Bldg. types, approaches to revitalization, next steps.

They have worked in Falmouth, Orleans and Eastham. Study areas. Transitional areas.

Housing challenge and report – 10 year forecast. Demand/income challenge. Growth/pricing. 82% are single family on Cape. Hyannis lower, 55%. Need more choice/variety. East End is the study area. Reference to the Sea Captains Row project area. Hyannis East End pictures/range for density/housing types. Historic District/preservation Plan. Housing Needs Assessment/Production Plan. Growth Incentive Boundary. East End is ready for revitalization: affordable ownership options. Options for moderate density, comparisons, creative approaches. Past zoning restrictions. Building types. Accessory and mixed use.

Survey results for types of housing. Scale of housing types and survey results. Combination of housing types. Good fits and style types. Visual Preference Survey.

Proposed Bldg. types – Accessory Dwelling Unit, Micro-units, Townhouse, Double Decker, Manor House, Walk ups (6 types).

Approaches to Revitalization.

East End of Hyannis. 4 different approaches:

Retrofit existing structures, Manor House, Mixed Use.

255 Main St., Hyannis is a retrofit. Accessory Dwelling units. Infill/Underutilized lots. Redevelop Underutilized Properties.

Next Steps/Discussion

Heather Harper in attendance, Cape Cod Commission.

Develop form based code framework. Outlines the steps. Costs – Builders roundtable to be held. Infrastructure work. In house tools – 3 D modeling – visioning planning/schematic planning. Regulatory changes.

Elizabeth Jenkins explains why the East End of Main Street was chosen – diversity/forms/scale/historic/repurpose - GIZ. Want to focus on regulatory flexibility for options to encourage more housing in this area. Historic resources, all assets to develop appropriately. Need to balance choices in Downtown Hyannis. Want to be practical as well. The State is looking at to implement changes as well.

Questions:

Felicia Penn comments that there is a place for almost all of those types of housing in the East End. Her concern is because of density and workforce housing, how will it remain for year round occupancy/tenants as opposed to seasonal home owners. Past projects do not have year round people any longer, all second homes. Transition, parking / lots can be repurposed, multi family units where to park, underground parking, this is a concern, parking. Walkability doesn't always happen, not here yet. Have to look at parking regarding the density.

Jeremy Lake responds that it is a process. There are a variety of choices for parking/challenge re the smaller units. Thinks there are some creative options.

Felicia Penn states that the East End used to be the center years ago. The railroad was commerce. A lot of rentals are in disrepair but are representative to the architecture of that time. Would/hope that this is reflected in any new projects.

Questions about elevators, apartment, expense? Rent is such a challenge. More units on less land, maybe a little savings, moving towards making more affordable.

Town Council President Jim Crocker states that he thinks the affordability will be an issue/challenge, also square footage/rents.

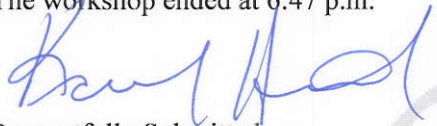
Jeremy Lake replies that the Sea Captains Row project is happening/accepted project. Some strategies/tricks that will cut costs with some designs.

Jeff Swartz comments that Sea Captains Row had innovative ways to put in the parking strategies.

Jeremy Lake replies that all will come together in this area for walkability/bus/biking.

Roger Parsons comments that there is a lot of underutilizing of parking areas. He hopes that thought is taken into this consideration.

The workshop ended at 6:47 p.m.



Respectfully Submitted,
Karen Herrand, Principal Assistant, Planning Board