



**Town of Barnstable  
Planning & Development Department  
Barnstable Economic Development Task Force  
Meeting Minutes  
August 30, 2019**

**Members Present:** Alison Maloney (Chair), Matthew Eddy, Mark Sexton, Chuck Carey, Bob Cody

**Members Absent:** Beth Marcus, Roy Catignani, Dan Ojala, Jason Siscoe, Paul Niedzwiecki

**Staff:** Elizabeth Jenkins - Director of Planning and Development, Arden Cadrin – Housing Coordinator, Gloria McPherson – Planning & Economic Development Coordinator, Jennifer Engelsen – Office Manager, Planning and Development Department

**Others:** James H. Crocker, Jr – President, Town Council, Mark Ells – Town Manager, Cecelia Carey – Carey Commercial Real Estate, Elizabeth Wurfbain – Hyannis Business Improvement District

Alison called the meeting to order at 12:10 PM. The goal of the meeting today is to finalize the recommendations that the group will bring to the September 5<sup>th</sup> Town Council meeting. Review and modernize Groundwater Protection regulations. This task needs more time and attention, not ready to bring this item forth at this time. Matt suggested inviting Tom McKean, Director of Health and John Norman, Chairman Board of Health to a meeting to discuss regulations. Mark Ells shared that the group has his support to meet with his staff at any time.

The group has identified that the zoning amendments and Permit Coordinator/Facilitator recommendations are ready for first read. Alison and Matt will attend the Town Council Meeting along with Elizabeth.

The rationale for the need for a Permit Coordinator at 200 Main was expressed by Alison. She gave examples of how the layman can get very confused if not familiar with the permitting process. Mark told the group this request is part of a decision package that is already in the queue and the recommendation from this group could expedite the process. Chuck wanted to be sure that the town knows that the staff at 200 Main Street is not the issue. Regulations are overbearing. The process of permitting needs to be streamlined. Mark thanked the group for bringing this request forward.

Digitizing permit records was discussed. Alison shared that she can go online in other towns to view the records she usually has to go to 200 Main Street to obtain. This is a costly endeavor but over time will save time and money. Mark Ells agreed this service is needed, it is a massive undertaking and a portion is already available to the public online. Mark suggested putting together an internal team to address this issue. The item would most be a CIP expenditure and he would like to see a plan from the group in thirty days or so.

Removing barriers to multi-family development in the GIZ was a concern, too many zoning districts and the need for more flexibility. Elizabeth said the zones went from 14 to 8 and could look at the 8 and consolidate and expand some allowed uses. The Regulatory Agreement is not the best practice to developers. Chuck asked if there was a value in discussing "pre-permitting?" Elizabeth said there are more as of right developers who are coming in and are ready to proceed. The possibility of integrating a new multi-family zone, consolidating existing zones and districts for commercial uses was talked about. Jim Crocker said money is not so much the real barrier to affordable housing. We will not have density until the sewers are built! Second floor build outs on commercial properties should be explored. Mark Sexton said the cost of real estate and rents that are affordable on the Cape does not work, very tight.

Ways to water was the next topic. Mark Sexton shared that the moorings and transient mooring opportunities need to be explored. Market a visit here potentially as a whole experience which includes the vibrant harbor, Hyannis Main Street, shopping and dining. Mark Ells said the focus needs to be looking at channels in the community, a maintenance program to maximize pathways for environmental issues, other uses such as looking at docks, mooring fields and remapping. The town has begun to look at Kalmus on Hyannis Harbor and Hyannis Yacht Club side and there is a real opportunity now, inner harbor opportunities. The council has asked that the mooring fields be reviewed. The goal is to maintain the asset not only for our residents but others who visit.

Gloria shared that a small working group has been formed called the Ocean Street Working Group. They are in the information gathering stage and working on safety and access issues.

Alison will be attending the Town Council meeting on September 5<sup>th</sup> along with Chuck and Elizabeth to bring forth the items the group discussed which were amending zoning for tents, exterior lighting and A-frame signs and the Permit Coordinator position.

**Public Comment:** Elizabeth Wurfain, Hyannis Main Street BID shared about the meeting she attended in Haverhill. A group put together a “Toolbox of Helpers” which comprised of state funds to help develop housing on Main Street in their town. She feels that many business owners would be very interested in this type of assistance.

**Adjournment:** Alison made a motion to adjourn, seconded by Mark. The meeting closed at 1:45PM

Respectfully submitted,  
Jennifer Engelsen – Planning and Development Department