

**Local Comprehensive Planning Committee (LCPC):
Existing Conditions Subcommittee
Minutes
Thursday, May 31, 2023 at 9:00 AM**

CALL TO ORDER

Felicia Penn calls the meeting to order at 9:00 a.m. with an introduction of attendees:

Member	Present	Absent
Felicia Penn Chair	X	
Fran Parks	X	
Meaghan Mort	X	

Also in attendance is Kate Maldonado – Assistant Director, Planning & Development; Jim Kupfer – Senior Planner; and Kyle Pedicini – Community & Economic Development Planner

NOTICE OF RECORDING

This meeting is being recorded and broadcast on <https://streaming85.townofbarnstable.us/CablecastPublicSite/?channel=1> Channel 18 and in accordance with Massachusetts General Law Chapter 30A Section 20, the Committee must inquire whether anyone is taping this meeting and to please make their presence known.

TOPICS FOR DISCUSSION

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TOPICS FOR DISCUSSION

- Review comments received for the draft Existing Conditions Report

Kate Maldonado reviews and updates draft Existing Conditions Report – 30 comments.

Would like to review Comment No. 24 – HyArts and correspondence letters received from the public and adjusted language.

Felicia Penn – designated cultural district. Two established. Barnstable Village as well, grant money for both. Language states established. Designation by the state. Only talking about established – per submission from public. Historical – how will we define for Hyannis.

Meagan Mort – Maybe also phase II go into the Planning process for these cultural issues.

Kate Maldonado, there was a comment about the number of sites, re archeology and from MHC.

Fran Parks, when something found per archeology, do we know if we call someone from the town in?

Jim Kupfer, if state permits have to stop work and notify the state. Not sure if anything bound in our regulations.

Kate Maldonado, waiting on a few responses will have a red line version soon.

Received a letter from Heather Hunt – Felicia Penn, has submitted her view. Existing conditions and should state it that way. No opinions, no value judgments.

Fran Parks agrees with this and Meaghan Mort.

Kate Maldonado, language on pg. 45.

Felicia Penn – issue about lots of single people living in larger homes, thinks this is made up theory, look at this language?

Meaghan Mort, there should be data that backs this up.

Felicia Penn; Comments re Heather Hunts letter - statement about conforming CCC template and regional policy plan – questions re disclosure, maybe bring to full committee. Benefits to the Town and conforming, looking for definition of benefits – have community views been tested on this. Could the town conform in certain ways, but possibly not conforming in others. Cape Cod Commission (CCC) compliance.

Jim Kupfer, Regional Policy Plan this is the process under the Commonwealth. Then we build per local. Should be looking at good planning process.

Fran Parks, not happy with what CCC doing. Sometimes Barnstable's interest are put aside. Her vision not the same as the CCC.

Meagan Mort, is this is coming in perspective should have done earlier. Focusing on Barnstable.

Felicia Penn, maybe address at Phase II and be prepared to discuss at that time. Staff should prepare some sort of summary regarding assistance.

Jim Kupfer, does get addressed early on in the document. Can offer language that talks about money and why meet minimum standards.

Felicia Penn; continue with Heather Hunt's letter: no mention of the effect of short term rentals on our economy and housing supply. Need to mention this as an existing condition. This has caused a lot of problems, this should be added. Need to put local housing needs over investors housing needs. Needs to make in to Phase II.

Kate Maldonado, have gotten comment on this as well from another person.

Felicia Penn, robust broadband, pg. 86

Meaghan Mort, Housing Production Plan (HPP) we have some data about impact of Short Term Rentals (STR), 6 to 9 % and 33% is second homeowners. This is huge problem, second homeowners. Do we have the actual number of STR units. It would also be helpful to know second homeowner numbers.

Kate Maldonado, working on this language.

Fran Parks, Air B & B – need to do something for the off Cape owners regarding these rentals.

Felicia Penn, need to concentrate on this on Phase II. The town benefits, the room tax goes to the town to help build sewer infrastructure. Town benefits from this income.

Felicia Penn – Heather Hunt's letter - pg. 86, lack of local media – broadband issues. Media is part of infrastructure, community severely lacking.

Exemptions to zoning and it's effect throughout the town. Exemptions to zoning and effect on the economy. Overloaded septic systems, no enforcement for occupancy and its environmental effects.

Meagan Mort, like to see data to back this point up – over occupied either way, seasonal or year round.

Felicia Penn – Heather Hunt's letter; town's actions on affordable housing.

Fran Parks, thinks this is an existing condition.
Language – number of houses for short term rentals.

Discussion regarding zoning for housing and affordable housing

Jim Kupfer, make note that it's an issue and discuss with Town Council/leadership what to pursue for affordable housing units.

Felicia Penn. Heather Hunt letter – confirms doing red line version.

Fran Parks, pg. 119, Business Barnstable (BB). Need more services, i.e., Osterville.

Felicia Penn – missing data on BB.

Kate Maldonado, will look into to see if more information can be provided.

Letter from Barnstable Land Trust (BLT)

Kate Maldonado, overview of this letter. Speaking more towards Massachusetts as a whole. Values. Wil discuss with BLT.

Meagan Mort, BLT letter: land conservation, avoid increase in public services – not a good comment. Basically stating no more growth. Don't need any more people here. Has seen repeated multiple times by BLT. We can't adopt that.

Felicia Penn, pg. 30 – Chapter 61 lands. Conservation and taxes. Should find out what this is.
BLT letter refers to this.

Felicia Penn, pg. 43 – planning tools need to be supplemented, maybe refer to Phase II for this. Pg. 45 also.

Kate Maldonado, increase open space by looking at that data.

Fran Parks, pg. 45, land taken for non payment of taxes, could be used for housing.

Kate Maldonado, suggested language for report.

Fran Parks, thinks historical perspective is important.

Felicia Penn, get a paragraph or two from each village for existing conditions? Thinks important to have in LCP finished product. Village character.

Jim Kupfer, introductory chapter to be done and would touch on existing conditions – thought for Committee.

PUBLIC COMMENT

Felicia Penn - no public comment. No one present.

NEXT MEETING

Felicia Penn, next meeting – meet one more time?

All agree.

Kate Maldonado, will put in edits and have redlined version send out survey.

Next meeting - June 14th, 2023

ADJOURNMENT

Felicia Penn entertains a motion to adjourn, moved by Fran Parks, seconded by Meaghan Mort,

Roll Call Vote:

Fran Parks – aye

Meaghan Mort – aye

Felicia Penn – aye

Respectfully submitted,

Karen Pina, Principal Assistant (transcribed from video)

Meeting ended at 10:12 a.m.

Document entitled "Local Comprehensive Plan Existing Conditions"

Letter from Heather Hunt

Letter from Barnstable Land Trust (BLT)

The list of matters are those reasonably anticipated, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

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