

Local Comprehensive Planning Committee Minutes Thursday, January 25, 2024 at 5:30 PM

Call to Order

Wendy Northcross opens the meeting at 5:30 p.m. with an introduction of the Board Members.

Member	Present	Absent
Wendy Northcross	X	
Cheryl Powell	X	
Mark Hansen	X	
Amanda Converse	X	
Sue Rohrbach	X	
Meaghan Mort	X	
Alyssa Chase	X	
Asia Graves	X	
Fran Parks	X	
Katia DaCunha	X	
Lindsey Counsell	X	
Jennifer Williams	X	
Bob Twiss	X	
Avery Revere	X	

Also in attendance are Planning & Development staff Elizabeth Jenkins, Director; Jim Kupfer, Assistant Director, Kate Maldonado, Senior Planner; Jennifer Engelsen, Office Manager; Judi Barrett & Jill Slankas; Barrett Planning Group.

Notice of Recording

This meeting is being recorded and broadcast on 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.

No response.

Minutes

Wendy Northcross entertains a motion to approve the minutes from December 14, 2023 moved by Cheryl Powell; seconded by Asia Graves. Avery Revere clarifies a member was marked both present and absent. Correction noted.

Vote

All in favor to approve as amended

Nay: none

Abstain: Lindsey Counsell, Amanda Converse, Meaghan Mort, Fran Parks and Katia DaCunha

Kate Maldonado gives a brief overview for tonight's meeting. A housing expert presentation will be offered by Judi Barrett. The committee will breakout into groups and review housing production strategies. We will review the draft for the land use chapter. Kate will start tonight's meeting with the response to public comments and discuss the next steps for meetings heading into the spring.

Response to public comment from November 30, 2023 meeting:

Question 1: Are the dark green areas shown on the Open Space by Level of Protection Map public or private lands that are committed to long-term protection? How is that calculated and does it include various types of conservation easements? Map shows areas that are both public and private protected in perpetuity.

Response: The Open Space by Level of Protection Map was developed using data from the town's Geographic Information System (GIS), and MassGIS. The town's GIS data is updated in coordination with data from our Assessment Department. The legend defines the four categories of open space: in perpetuity, temporary, limited, and none. Definitions for each of the categories are provided below. The dark green areas represent open space that is protected in perpetuity which includes both public and private lands. The definition for "in perpetuity" provides further insight for what type of land qualifies as being protected in perpetuity.

Question #2: What are the tools that the Town has available to encourage open space conservation? Is it zoning or regulations or land acquisitions or incentives to landowners?

Response: The town's Community Preservation Committee (CPC) is charged with recommending the expenditure of funds generated from the [Community Preservation Act](#) which was voted by the residents in 2005. A minimum of 10% of the annual revenues of the fund must be allocated for each of the three categories; historic, housing and open space. The remaining 70% can be allocated for any combination of the allowed uses, or for the acquisition of land for recreational use. Funding allocated for open space has been used to acquire and preserve open space. Ultimately, the Committee recommends potential projects to the Town Manager and Town Council for funding based on eligible criteria. A list of recent CPA funded projects is included within the [Existing Conditions Report](#) defined on pages 24-25.

Question #3: There is an intentional initiative called thirty by thirty requiring that at least thirty percent of land and water areas is set aside under conservation by the year 2030 to try to prevent extinction of plants and animals. Is that an attainable goal

Response:

The [Existing Conditions Report](#) defines open space by level of protection within Table 3.4 found on page 26. As of August 2022, 11,469 acres or (29%) of the town's sixty square miles or roughly 38,500 acres are protected in perpetuity.

Question #4: Was the Open Space and Recreation Land table that was included within the presentation calculated for each village? How much of the land was preserved in Hyannis?

Response:

The Summary of Open Space and Recreation Land table that compares values from 2010 to 2023 is included within the draft Phase II Land Use chapter. The draft chapter was included with the meeting materials for the December 14th meeting and an updated version of the chapter is available with the meeting materials for the January 25th meeting. Meeting materials are accessible on the project website [BarnstableLCP.com](#) via the [Document Library](#) tab. The [Existing Conditions Report](#) includes further data defining protected open space, recreation land and other open space and public land organized for each of the seven villages defined within Table 3.2 found on pages 22-23. Of the 11,360.72 acres of land protected in the Barnstable, 233.08 acres or 2% are protected in Hyannis. Of the 4,547.65 acres of recreation land and other open space and public land in the Barnstable, 1,119.53 acres or 24% is in Hyannis.

Question #5: Is there a map of protected areas within our maritime regions along our coastline? There are important environmental resources there that we will want to ensure are protected.

Response:

The [Massachusetts Ocean Resource Information System \(MORIS\)](#) provides data and interactive maps pertaining to the state's coastal zone. With regard to regulations, [Chapter 91](#), The Massachusetts Public Waterfront Act, is the Commonwealth's primary tool for protection with regulations for activities on both coastal and inland waterways. Additionally, the state waters surrounding Cape Cod are subject to regulations defined within the [Cape Cod Ocean Management Plan \(CCOMP\)](#), as elaborated below, and Cape Cod, Cape Cod Bay, and Cape and Islands are subject to the [Ocean Sanctuary Act](#). Of note, Sandy Neck Barrier Beach was designated by the Secretary of Environmental Affairs as an Area of Critical Environmental Concern (ACEC) in 1978 and is subject to increased state permitting.

Cape Cod Ocean Management Plan (OMP)

The state developed the first Massachusetts Ocean Management Plan (OMP) in 2009, and updated it in 2015. The OMP describes the uses and activities allowed within the state's jurisdictional waters and establishes performance standards for siting and permitting them through the state's regulatory framework. The 2011 [Cape Cod Ocean Management Plan \(CCOMP\)](#) provides the regional definition of "appropriate scale" for proposed renewable energy projects and provides guidance on areas suitable and unsuitable for the installation of cables and pipelines and the mining of sand and gravel within the state waters surrounding Cape Cod.

Areas of Critical Environmental Concern (ACECs)

In 1978 Sandy Neck Barrier Beach was designated by the Secretary of Environmental Affairs as an [Area of Critical Environmental Concern \(ACEC\)](#) by the Massachusetts Coastal Zone Management. An Area of Critical Environmental Concern (ACEC) is a place in Massachusetts that receives special recognition because of the quality, uniqueness, and significance of its natural and cultural resources. Designation of an ACEC increases environmental oversight by increasing state permitting standards through elevated performance standards and lowering thresholds for review.

Ocean Sanctuary Act

The [Massachusetts Ocean Sanctuaries Act](#) defines prohibited and allowed activities in the five Ocean Sanctuaries including Cape Cod, Cape Cod Bay, and Cape and Islands.

TOPICS FOR DISCUSSION

- Housing expert presentation discussing state-wide current and anticipated needs and best practices offered by Judi Barrett, Barrett Planning Group, LLC.

All Things Housing will be the focus of the presentation. Overview will include what is happening statewide, the conditions in Barnstable County and then scope down to the Town of Barnstable. No surprise to anyone about the housing crisis. Goal is to create 200,000 homes, 40,000 affordable homes and 20,000 deeply affordable homes by 2030. Massachusetts is not alone in this endeavor. She shares a list of many groups nationally focusing on this housing crisis. Is the Affordable Housing Act in Massachusetts a paradigm shift? Massachusetts is the only state who does not have as of right accessory dwelling units (ADU's). Regional advocacy, many agencies on Cape Cod focusing on the housing crisis. 47% of the jobs performed on the Cape do not reside here. Housing costs and wages do not line up. Some elements of the regional housing strategy are generating a variety of housing, support the year-round population, foster redevelopment, coordinate housing and infrastructure, support municipalities and build support for housing through education. Other Cape-wide issues and challenges are limited federal resources, limited local capacity, water and wastewater and opposition, attitudes and myths. Rental costs and wages earned by professionals are compared. How does housing fit into the local comprehensive plan was discussed. Barnstable has accomplished a lot by changing zoning to enable housing development, inclusionary housing and complete streets. Asia Graves asks what citizens can do to support housing. Ms. Barrett responds to show up to meetings and share thoughts with boards, committees and commissions. Support network is critical! Presentation ends with a list of effective strategies to cultivate housing is shared. Meaghan Mort asks Ms. Barrett what she did to research the cost of rentals? Costs for rentals do not match up to the salaries. Wendy Northcross ask to have the Community Development Block Grant program explained for those who may not know about the program. Fran Parks believes the medium income values for Cape Cod are higher than she believes. Cheryl Powell knows of folks that are interested in creating ADU (Accessory Dwelling Unit) but decides not to follow through due to taxes. Sue Rohrbach believes ADU's are great financially.

PUBLIC COMMENT

Grace Galvin, Barnstable Village. A simple math thing, if you build it they will come. Wastewater situation/infrastructure is an issue. We need better infrastructure, should come first and then we can begin building unit. Mark Hansen responds to her comment. Town doing a pretty good job creating housing where the infrastructure is there. Very costly. Asia Graves thanks Ms. Galvin for her comment. We need to house the people who are here, many cannot even afford to rent. We need to work together!

Cathy Ledec thanks committee/staff for their support. Aim higher for more open space. Thoughts on housing, no one solution. Do not create housing just to increase the number of units, needs to be in neighborhoods with green space, public transportation and walkability. Public private partnerships needs to be pursued. Remember if we lift up all our residents, our economy will be stronger.

Meaghan Mort wants to speak to those who are not present now. Trauma from insecurity that comes with not have secure housing is real. Open space is important but residents need housing! Most of the people who will be most affected are not here and we need to keep that in the forefront.

Sue Rohrback speaks about the importance of leadership and supporters.

BREAKOUT GROUPS – Two groups review the housing goals and strategies from the draft Housing Production Plan and then report out.

Elizabeth Jenkins reports her groups findings – idea of focusing in the regional economic center, encouraging housing but not requiring open space and retail. Viable to small business. Pushing incentives. Housing at different scales, tiny homes. Big homes easier to build. Master plan around regional center. Smaller scale opportunities. Create and subsidize housing tenure. Building ownership, buying down. Own multiple units on lots adding amenities and recreational uses. Year round more affordable, have incentives for year round. Utility costs, solar or weatherization. Business role? Should not be the responsibility of the business owner. Opportunity to seasonal workforce. Housing becoming a pre-requisite. Cape Cod Community College housing opportunities and student life to access. Feasibility study in past. Language added in here for a plan on getting things done. AMI, affordable deed restricted is too expensive to meet (examples Judi provided). Strategy to produce housing with services needed like Asia Graves gave examples of. Looking at regional models from Housing Assistance Corporation and the Cape Cod Commission for opportunities.

Kate Maldonado reports her groups findings – very similar to the other group. Taking the next steps to find more diverse types of housing. Boston meeting the missing middle with more options for housing. Better use of single family homes and under utilized areas. Expediting permits. Need to inventory each village and site. Short term rentals, investment properties and the need for more unit. Provincetown has units for residents only. Increase taxes for seasonal properties. Senior living incentives. Think about the younger population, diverse housing. Provide housing for whole population. Parking lots on Rte 132 and North St. Land near Cape Cod Community College is walkable and has public transportation. Explore all town owned property. Larger inclusionary. Support the workforce that cannot afford to live here. GIZ infrastructure across the town, full build out for the future. Incorporate tax of future development and think about the water supply.

REVIEW OF DRAFT LAND USE CHAPTER – Committee received draft. Looking for suggestions for this chapter. Send any questions, feedback and concerns to staff. Kate informs the group that they will be returning to this chapter.

Meaghan Mort comments that she does not feel like this is telling the story on how critical housing is. Feels like housing is on the back burner. Open space seems to be more important. Housing needs to be a headliner!

Wendy Northcross mentions not wanting to take eight years to write this plan.

Asia Graves reports housing is critical and she sees many people talking about open space and water but we need action on housing now.

Fran Parks read land use twice. She sees a problem in Marstons Mills and Cotuit for lack of land in the village centers. West Barnstable has well water not public water so that is a barrier for housing. No space for additional recreation in Cotuit.

Cheryl Powell feels that development should not just be in the village centers. More area that can be addressed.

Mark Hansen thinks this plan involves a shift in thinking. Development means many things to many people. We have areas that can be developed in every village. Need basis of land use to really meet this goal.

GENERAL CORRESPONDENCE - None

NEXT MEETING

- February 8, 2024 at 5:30 PM to be held in person at the Barnstable Town Hall James H. Crocker Jr. Hearing Room 367 Main Street, Hyannis MA. Wendy Northcross discusses meeting twice in February and March.

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

None

Adjourn

Fran Parks makes a motion to adjourn, seconded by Cheryl Powell

Vote

Aye: Wendy Northcross, Cheryl Powell, Mark Hansen, Amanda Converse, Sue Rohrback, Meaghan Mort, Asia Graves, Fran Parks, Katia DaCunha, Lindsey Counsell, Jennifer Williams, Bob Twiss, Avery Revere

Nay: none

Abstain: none

The meeting ended at 8:06 p.m.

Respectfully submitted,
Jennifer Engelsen, Office Manager Planning & Development

DRAFT