

Local Comprehensive Planning Committee Minutes Thursday, February 13, 2025, at 6:00 PM

Call to Order

Wendy Northcross calls the meeting to order at 6:11 PM.

Member	Present	Absent
Wendy Northcross – Chair	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 is Planning & Development Staff Jim Kupfer, Director; Kate Maldonado, Senior Planner; and Karen Pina, Principal Assistant.

CALL TO ORDER

Notice of Recording

The meeting will be televised live via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable’s website:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

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.

APPROVAL OF MINUTES

Approval of minutes from January 23, 2025

Motion made by Lindsey Counsell to approve the minutes of January 23, 2025, seconded by Cheryl Powell,

Fran Parks - abstain

All in favor except Fran Parks

Roll Call Attendance:

Fran Parks

Sue Rohrbach

Jennifer Williams

Cheryl Powell

Lindsey Counsell

Wendy Northcross

Mark Hansen (did arrive - late)

PUBLIC COMMENT

Eric Schwaab, Hyannis, in attendance. Good stuff in land use section, trees are now being cut down a lot. Please look at tree canopies, illegal parking and connectivity. We have a vision of West Hyannis for walkability. Would like to be less dependent on cars. Refers to West Main as a light industrial area, nothing industrial here, a few garages, but nothing industrial per se. Current zoning in the area has been changed a long time ago. No limits on anything there. Wendy's drive through was successful in land court and nothing we can do to stop that. Need to change the zoning. Want eco friendly. Tighten up recommendations. We have the most affordable housing – 40% affordable as of now. We don't know if current housing will be efficient for some proposed housing.

Ken Barb, agrees with Eric Schwaab's comments. Affordable housing? It seems that the rents are 2 to 3,000 – but affordable has to be affordable. Zoning for this in areas, got to consider the rents, 40B and section 8, rents need to be affordable. Municipal workers need this.

TOPICS FOR DISCUSSION

- Discuss comments for the Draft Local Comprehensive Plan – Presentation given by Kate Maldonado

Jim Kupfer. Draft Comprehensive plan. Overall process. Two plus years in the making. Moving forward to a final plan that will be for the next 10 years. Existing conditions report is phase 1. Vision, Engagement, existing conditions. Vision statement. Land use, housing, natural resources, culture and design. Heard some expert consultations. Initial Draft LCP Plan. Committee is reviewing. Review and if need to make changes to. Finalize and refine this document.

Comments: structure of the plan. Secondary proposed structure. Targeted Action plan. A final product thinking about a smaller introduction hand out. Story map for online to walk through all the actions. Highlight key identifiers. Important to understand how best used.

Comments & Questions.

Kate Maldonado presents – first round of comments. A lot of comments. By sections. Initial review. Introduction – received two main comments, adding in language about how the Committee was formed. Also Comments , about outlining the structure of Barnstable and how towns were here.

Existing Conditions Questions/comments

Hyannis water system, to add in the other water systems. Added language to add these.

Marine Waters – add some language about harbor wide – language to supplement.

Updated wind to reflect current title for these projects. Offshore threats and opportunities. Language to put most current projects. This would be strictly identifying these projects.

Treatment of ponds. Technical comment relating to restoration. Working with some draft language. Dates when applied/treatments.

Pond, lake and stewardship. Collaboration with the town. Working on language.

Chart – summary of open space, protected. Define municipal, restricted use.

Natural resources. Sandy Neck Beach park. Working on language. More elaboration on this process.

Built systems – historic areas. Excluded Marstons Mills. Should state across town.

Alternatives by non profits, cranberry bog restoration. Nutrient removal.

Cape Cod Rail Trail – an amendment, to update that will start in spring of 2025. Will extend to Sandwich town line.

Discussion putting info in a footer

Final chapter of existing community systems. Multi family housing, Hyannis referenced. A significant achieved in Barnstable, part of Independence park is in Barnstable Village as well. Also significant in Barnstable Village.

Tax on Community Preservation (CPC), add language about how works with affordable housing to promote.

Several data tables and comments about updating. Existing serves as a snapshot, but can highlight anything.

Key Issues and Opportunities

Land use – vision statement – pull out pieces and put at the header of each of the Chapter. Land use comment received. Add an additional vision statement, build on our outstanding and enhance open spaces with no environmental harm.

Eric Schwaab – these bullet points are found elsewhere in the document, when break out to a section of land use and re development it gives the words a different weight. It gives the impression visually that incentivized redevelopment is a priority. Do away with these bullets. This is artificial.

Cheryl Powell like the bullets in there, because it highlights and reenforces.

Susan Rohrbach, she agrees, nice start to the chapter.

Fran Parks, thinks it doesn't need to be repeated.

Jim Kupfer, bullets that are separated could go back to original vision statement and see how they are in line.

Fran Parks, are they in a level of priority?

Jim Kupfer, the intent was not to list in priority. How you read them in order, reads as if a priority.

Mark Hansen, preamble, maybe write in no particular order maybe, not weighting in any particular way.

Cheryl Powell, this tends to highlight, identify as specific to land use section.

Lindsey Counsell maybe list in order as listed page by page. May need to discuss as to how they may relate and some overlap too.

Wendy Northcross, maybe a way to cross tab.

Mark Hansen, people will pick and choose what they read anyway.

Fran Parks, possible to have one item in more than one place/area.

Continued Land Use

Zoning amendments since 2010. Form based code for downtown Hyannis. As applied and not the remainder of town. Use both uses as well as size form and bulk. Provide more definition.

Kate Maldonado, will be adding images. Graphic designer has put in as placeholders now.

Mark Hansen, any foot notes, quick reference?

Wendy Northcross, making hyperlinks in a digital version.

Continued - Land Use Comment

Multicultural and character.

HOUSING CHAPTER

Wendy Northcross recuses from this section of the document. Lindsey Counsell takes over.

AMI – comment seeking more data for this and as far as cost.

Suggestion to delete sentence – mismatch between the number of people living in homes.

NATURAL RESOURCES

Comment – adding 2 additional;
To protect quality of drinking water
Build essential infrastructure that is resilient, adaptable and sustainable.

Mark Hansen, any wording – probably should be investigating and improving with newer technologies to address water quality.

Plans achieved that align with open space.
Add note that town is updating.

Cheryl Powell, pg. 191, identifies twice.

Sue Rohrbach, coordination to update – currently OSRP updating. Suggested.

CWMP - add note that town currently undergoing the first 5 year review.

Sue Rohrbach, do we need to say something about total required max daily load?

Wendy Northcross suggests meet total daily max daily load. Mark Hansen, current or future?

Wendy Northcross and Lindsey Counsell - aiming for a specified load. Needs to be spelled out, from the 208 plan. Pg. 192.

Sue Rohrbach, maybe total allowed to make clearer.

Mark Hansen, is it anticipated or current?

Wendy Northcross, believe its current, primarily on the south side, depends on what side of town. DPW can give info.

Fran Parks, CWMP – it is spelled out, can do a hyper link.

Infrastructure

Wendy Northcross, sub section reference to water supplies, is West Barnstable recognized as being served with private well water, pg. 198. Insert sentence somewhere here.

Continued comments

Sea level rise.

Complete streets – add definition for what complete streets is.

Downtown Hyannis Great streets. Specify where this is for the readers.

Crash data – between 2012 and 2016 can we get more updated crash data.

Wendy Northcross, pg. 218 – Hy Line Cruises is not a subsidiary of Steamship Authority, but Steamship approves their schedule. Hy Line is a privately owned entity. Just remove the subsidiary.

Waste management. Swap shop closed a long time ago. Did it re open?

FACILITIES

Vision statement

Provide access to high quality public education and healthcare human and social services and healthy environment.

ECONOMIC DEVELOPMENT

Affordable and attainable year round housing options.

Central hub Cape Cod Region – can we find another word for hub, maybe center?

BID pg. 253

Wendy Northcross - Pg. 252, diverse year round economy. Cape Cod economy has fluctuations seasonal fluctuations. Name of Downtown Hyannis? Are we calling it the Hyannis Main Street area or district instead of downtown Hyannis? Pg. 253.

Sue Rohrbach, mention efforts made to connect downtown area with waterfront area.

Kate Maldonado, will have more information.

CULTURE, HERITAGE AND DESIGN

Public comment

John Crow, Town Council, Precinct 5. Pg. 32, 140 25, states Commonwealth Wind, propose to make landfall at Dowses Beach, should include that Town Council voted against this coming into Dowses. Should reflect this information.

Continue with comments from draft

Minor re wording guidelines are enacted and with HHDC between 2023 and 24.

Pg. 266 – reference to we, replacing with the “town needs to”
Remove the has excluded people.

Cheryl Powell, pg. 266, the Town needs

Kate Maldonado, this is replacing the word ‘we’.

Cheryl Powell suggest change to, the town is always working to ...as opposed to haven’t’ done it.

Pg. 268 – Broadening representation and engagement comes with more diverse groups. Here recently to protect historical resources.

Fran Parks, broadening and engagement with more diverse groups to help protect historical resources. Including Barnstable.

Place based planning and visioning – delete not very helpful in shaping additional growth and change..

Mark Hansen, state in some way if it is limited.

Cheryl Powell doesn't like they are not very helpful sounds like a reprimand.

Mark Hansen, growth and history, how does this work.

Cheryl Powell, change to something that states that promotes.

Fran Parks, that can allow for change without losing community character.

Jim Kupfer, place based planning. The benefits that Hyannis had won't be the same as elsewhere. Will be specific for each village. Could add something different.

Historic present climate change

Pointing to the Cape Cod Commission - area design guidelines. Would like to broaden guidelines for flooding in historic areas.

TARGETED ACTION PLAN

Chapter Land Use

Pg. 278 to continue to protect or acquire – comment was to state to seek to increase land protected in perpetuity.

Goal No. 4

To enhance to retain canopy – amend the town's zoning to require that residential and commercial properties are improved with or maintain existing vegetated landscape buffers and amend the town's zoning to require that a new tree be planted whenever a significant tree is removed. Set standards for max lot clearance.

Cheryl Powell, the word require, depends on why tree removed, may be a safety issue. Maybe say advise or urge as opposed to a requirement.

Kate Maldonado, maybe some type of criteria.

Mark Hansen, will the Town be exempt from that?

Jim Kupfer, this is a starting point. The next step would be for Town Council to evaluate their priorities, they may want the zoning to reflect this and then directing admin to look at. Zoning action. We can put something mindful in now, any final zoning would be worked in at a later date.

Fran Parks, amend the town zoning to require – zoning is more specific.

Sue Rohrbach, should be worded as required. Have to have some standard.

Cheryl Powell there are some exceptions.

Mark Hansen could be a fee to plant or a donation to a tree farm or back to individuals, maybe move in a circular direction.

Lindsey Counsell, DPW has programs for this.

Wendy Northcross, ways to do and to incentivize to replace trees.

Discussion regarding tree replacement.

Continued comment

GOAL 6 - suggested to put the word study instead of explore

Comment – business Barnstable have website as well as the newsletter

HOUSING TARGETED ACTION PLAN

Skipped this section for tonight due to possible recusals.

NATURAL RESOURCES.

Comment to add more wording in collaboration with local non profits.

Comment Goal 8 – work with DPW – pond management plan, to develop a policy that evaluates pond evaluation.

Comment Goal 15, – such as exploring a rain garden rebate program

Board - Suggested to do a tree bank.

Comment – may be a drop off for pet waste?

Comment – state controls these materials, to be consistent with state laws.

INFRASTRUCTURE ACTION PLAN

Comment – GOAL 5 add additional action to add 2.5 or 3 parking structures in order to reduce and open up on North Street, potentially adding that.

Mark Hansen, could offer to pay for spots here to.

Wendy Northcross, the shade a structured lot provides is good, for motorcoaches as well.

ECONOMIC DEVELOPMENT

Comment – GOAL 3. Explore and encourage industry clusters – supplier of goods and or.

Wendy Northcross , do an assessment of the town.

Comment – collaborate with Cape Cod Commission, have a goal that speaks to this.

GOAL 5, letter a - add in red line. 4 ideas of what collaboration could be.

Comment – Goal 6, add/construct

40 yard outdoor running park, 7 days a week from sunrise to darkness.

Comment – GOAL 10 – farmers, crafts and art

Wendy Northcross recuses herself.

CULTURAL HERITAGE and DESIGN

Comment – test amendment to add and preserve.

Wendy Northcross returns.

Kate Maldonado will have red lined for the next meeting.

- Review proposed schedule through coordination of final Local Comprehensive Plan

Jim Kupfer, next steps. Meet next Thursday, this is a hard week because school vacation. Will send out and confirm with all. Kate will send to all to look at dates. Early March finish up community comments and work on reformatting and then back out to the public. Full draft plan ready to go posted online and review and community meetings. Want to have the final document. Having open mic night people express their voices. Will take in all public comment again and comments and finishing up the plan and then to the appropriate boards for review.

Lindsey Counsell are we looking at combining some villages?

Jim Kupfer, will reach out to stakeholders, would be ideal to combine some here and there.

Wendy Northcross, schedules for all. Will Committee be able to do?

GENERAL CORRESPONDENCE - None

NEXT MEETING

February 20, 2025 at 6:00 p.m. to be held in person at Barnstable Town Hall, James H. Crocker Hearing Room, 367 Main Street, Hyannis

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

ADJOURNMENT

**Motion made by Lindsey Counsell to adjourn, seconded by Cheryl Powell,
Vote
All aye**

The meeting was adjourned at 8:01 p.m.

Respectfully submitted,
Karen Pina
Principal Assistant

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>