



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Board Members

Stephen Robichaud, Chair Robert Twiss, Vice Chair Tim O’Neill, Clerk Mary Barry Steven Costello Michael Mecenas Raymond Sexton

Mathew Levesque – Town Council Liaison

Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director

Kaitlyn Maldonado, Assistant Director

James Kupfer, AICP, Senior Planner

Karen Herrand – Principal Assistant - karen.herrand@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes July 25, 2022

Stephen Robichaud – Chairman	Present
Robert Twiss – Vice Chairman	Present
Tim O’Neill – Clerk	Present
Mary Barry	Present
Steven Costello	Present
Michael Mecenas	Present
Raymond Sexton	Present

Also in attendance were Planning & Development Staff; Kate Maldonado, Assistant Director, James Kupfer, Senior Planner, and Karen Herrand, Principal Assistant.

Call to Order: Introduction of Board Members and Staff Members

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.

Application materials may be accessed by contacting Karen.herrand@town.barnstable.ma.us or calling 508-862-4064.

Call to Order Introduction of Board Members and Staff Members

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.

Public Comment:

Chair Stephen Robichaud asks for any public comment/general. None.

Approval Not Required:

Loucas K. Carvounis and Girard Brisbois have submitted a request for an approval not required plan entitled “49 and 65 Chole Court Barnstable MA, prepared for Loucas K. Carvounis et al” dated June 16, 2022. (Majority of Full Board)

Jim Kupfer gives an explanation/standing in for Engineer. Parcel A to be moved from one lot to the other, lot 7 – parcel A with. Chole Court paved, existing way.

Chair Stephen Robichaud entertains a motion to approve, moved by Bob Twiss to endorse the plan entitled “Plan of Land at 49 and 65 Chole Court Barnstable, MA” prepared for Loucas K. Carvounis et al, drawn and stamped by Daniel Ojala, P.L.s. of Down Cape Engineering, dated July 16, 2022, as an Approval Not Required Plan, seconded by Michael Mecenias,

Vote:

Ray Sexton – aye

Steven Costello - aye

Bob Twiss – aye

Tim O’Neill - aye

Mary Barry - aye

Michael Mecenias - aye

Stephen Robichaud - aye

Richard and Martha Robinson have submitted a request for an approval not required plan entitled “ Plan of Land at 1080 River Road, Marstons Mills MA, prepared for Richard H. and Martha P. Robinson” dated May 13, 2022, and revised July 18, 2022. (Majority of Full Board)

Jim Kupfer/standing in for Engineer, Dan Ojala. Three parcels of land being combined, 64, 646, zoning is RPO, does improve the non conformity, serviced by two existing paved ways.

Ray Sexton confirms still non conforming, but this will make more conforming?

Jim Kupfer replies, yes getting close to the 2 acres, improves the non conforming matter.

Chair Stephen Robichaud entertains a motion, moved by Tim O’Neill to endorse the plan entitled “Plan of Land at 1080 River Road Marstons Mills, MA” prepared for Richard H. and Martha P. Robinson, drawn and stamped by Daniel Ojala, P.L.S. of Down Cape Engineering 1st revised July 18, 2022, as an Approval Not Required Plan, seconded by Steven Costello,

Vote:

Ray Sexton – aye

Steven Costello - aye

Bob Twiss - aye

Tim O’Neill - aye

Mary Barry - aye

Michael Mecenias - aye

Stephen Robichaud - aye

Staff Updates

Local Comprehensive Plan (LCP)

Kate Maldonado gives an update. August 25th at 6 p.m. will be the next meeting. Outreach. Strategies from LCP and out in the field this fall. Complete Streets effort. Five village meetings to be held, out in the field. Roadway improvement projects, to increase safety and sustainability, bicycles, gaps in sidewalks to improve safety of Town. Two meetings last week. Several different venues. All residents are welcome to attend any of the meetings. Can stop in and write something and leave for us. Cape Cod

Commission (CCC) has a website as well. Transportation emails, online interactive map also. Helps to let us know what is significant and need support for. 25 to 50 priority projects. Many opportunities to let us know/community effort.

Mary Barry, likes the crowd sourcing . Will the list be over layed with any reconstruction of streets, water, i.e., utilities and DPW interacting?

Kate Maldonado, some of the roads may be more intricate. Priority for now as to what the community would like.

Ray Sexton, are you reaching out to Civic Associations?

Kate Madonado, yes, press releases, videos, have reached out, sometimes they have meetings at the same time each month. Significant outreach being done.

Steven Costello, how will it come together with expansion of the Bike Trail?

Kate Maldonado, DPW does have plans, parallel effort. Can look at connections. Can see all on the CCC website.

Chair Stephen Robichaud, intersection, 28, getting all to connect. Looking forward to this information.

Remote Participation - Executive Order Extension

Jim Kupfer explains that the Executive Order expanded until July of last year and then extended, but just missed deadline, so a lot of communities had to come for a meeting. Legislature expanded once again, signed July 14th, 2022, just missed deadline that's why we are here today. It has been extended to March 31, of 2023. This Board can continue to conduct remote until that date if they wish.

Chair, Stephen Robichaud, ultimately up to the Board, which option would they like.

Steven Costello is ok with remote, sometimes it may be better to do in person. Would like option if something is better to be in person as to remote.

Chair Stephen Robichaud, we could do per relating to the notice – meeting notice to be done.

Jim Kupfer, can take on a case by case nature.

Chair Stephen Robichaud, next meeting revert to remote, but option to do in person.

Tim O'Neill mentions that other Towns can do and are doing hybrid. The ability for public comment is good for remote. Potential for long term for this.

Jim Kupfer, yes, Town Council has made a priority to provide this for us. Not ready, but getting closer to do being able to do this.

Tim O'Neill, quorum has to be base of where members are?

Jim Kupfer, yes, correct, quorum has to be present for hybrid.

Housing Planning, Policy and Program Overview

Ryan Bennett in attendance/Housing Coordinator.

Ray Sexton affordable housing is the greatest challenge along with water management. Not just a social good, it is critical to the economy of the Cape. More deed restricted affordable housing.

Ryan Bennett, critical issue. Presentation to the Planning Board. Housing Production Plan.

Exhibit A – presentation.

Hired a consultant team. Planning Board will give a recommendation to Town Council – once view the product. Will give regular updates. Sometime in March of 2023.

Inclusionary Zoning Ordinance Feasibility Study. Different price points, not just deed restricted. Market analysis. Accessory Dwelling Unit (ADU). Partnering with Housing Assistance Corporation (HAC).

Housing Committee – Planning Board will hold joint meetings and be involved with this.

Every community to have 10%, we are at 7.5, but have improvement since 2016. Review of 2016 goals. Regulatory strategies. Have done work with zoning amendments. Community Preservation (CPA) funds for local rental help.

Chair Stephen Robichaud, ADU's – noticed a lot of construction around Town, saw a lot of construction happening, any impact?

Ryan Bennett, have been getting info from Bldg. Dept.

Kate Maldonado, tracking, but cost of construction is limited. Mainly taking advantage of existing structures. Cost is a problem now.

Chair Stephen Robichaud, form based code.- positively impact now?

Jim Kupfer, yes, the work that's been done to remove barriers for housing/mixed use should improve housing. People next to shops will be good. Back to Town Council and waiting on special election in September to have a proper number of town councilors to vote on it.

Mary Barry – Inclusionary Zoning ordinance feasibility study, this would be a change not a new ordinance?

Ryan Bennett, has been in place for some time, 1999. Tool for communities to address the affordability of units. We have 10, we think an opportunity to update and provide greater ranges for affordability and how to meet those requirements, and payment in lieu.

Mary Barry confirms it's about changing the percentages.

Tim O'Neill – Housing Production Plan (HPP). What tools are available? Changing regulatory? New zoning? Districts/form based code. Thinks Accessory Affordable is good. What direction going?

Ryan Bennett, will be the needs assessment, now very unaffordable, rental subsidies. What we learn from needs assessment.

Steven Costello, 2016 numbers and clarification of units in need. Study will be how many do we need, ultimately. Tracking going forward. What about other villages except Hyannis? Other villages lacking in affordability. Zoning, but as move towards more efficient systems, would like to see mapping – used to be two acre. Other towns buying and building, doesn't really see here in Barnstable.

Ryan Bennett, the intent will be to reach out to village associations and see where there is capacity. HAC, grow smart Cape Cod, areas where may be capacity. Town owns land that is exploring ways to

dispose of for affordable housing. Having those conversations now. Supporting developments is probably the best way.

Chair Stephen Robichaud, like the idea of tracking mechanism, to see what is going on with developments. We are making some progress.

Ray Sexton, we need a dashboard. Maybe on a quarterly basis present something like this. There are a lot of properties around the Town that are underutilized right now. Goals and strategies.

Ryan Bennett replies as part of the HPP will look at goals and measure where we have made progress. Smart growth.

Ray Sexton – as we go forward there has to be a good way of communicating what we are doing. Some people still have negative views of public housing.

Correspondence

DEP/Chapter 91 Notice – 611 Santuit Rd., Gallagher – ramp and float

DEP/Chapter 91 Notice – Park City Wind LLC – New England Wind 1 Connector Project – electric export cables

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

July 11, 2022, draft minutes

Chair Stephen Robichaud entertains a motion to approve draft minutes of July 11, 2022, moved by Mary Barry, seconded by Bob Twiss,

Vote:

Ray Sexton - aye

Steven Costello - aye

Bob Twiss - aye

Tim O’Neill - aye

Mary Barry - aye

Michael Mecnas - aye

Stephen Robichaud - aye

Tim O’Neill would like to set up something for update with Housing Plan – the larger developments are intertwined with that.

Future Meetings: August 8, 2022, and August 22, 2022, @ 7:00 p.m.

Adjournment

Chair Stephen Robichaud entertains a motion to adjourn, moved by Mary Barry, seconded by Michael Mecnas,

Vote:

Steven Costello - aye

Ray Sexton - aye

Tim O’Neill - aye

Mary Barry – aye

Bob Twiss - aye

Michael Mecnas - aye

Stephen Robichaud - aye

The meeting adjourned at 7:52 p.m.

Respectfully Submitted
Karen Herrand, Principal Assistant, Planning & Development

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

List of Exhibit Documents

Exhibit A - Presentation to the Planning Board. Housing Production Plan.

APPROVED