Town of Barnstable
Growth Management Department
Economic Development Commission
www.town.barnstable.ma.us/economicdevelopmentcommission

EDC Meeting Minutes
March 22, 2016

Members Present: Alan Feltham, Chris Kehoe - Chair, Hartley Johnson, Ted Wurzburg, Hank Farnham, Tom Geiler, Michael Schulz
Absent: Jonathan Gilmore
Also Present: Stacey Peacock - Administrative Assistant

Chris Kehoe called the meeting to order at 2:33 pm

Chair Kehoe introduces the newest member of the EDC, Michael Schulz.

Approval of Meeting Minutes: *Motion made by Wurzburg to accept the minutes of January 26, 2016 as written, the motion seconded by Johnson. All Aye. Farnham abstained due to being absent last month.*

Town Council Meeting Thursday: Presentation by Mass Economic Development / MA Office of Business Development. Johnson would like to see the EDC represented there. The EDC would like to talk to Mass Econ.

Questions: To send to Councilor Steinhilber on behalf of the EDC regarding Thursday night's Town Council meeting to address MASS Econ.
What are they doing on the Cape to diversify the work force here?
What projects are they funding down here?
What's being done generally over the region?
What's being done to motivate employment base on the Cape?

Sencorp White growth limitations discussed; Nature of workforce, transportation issues, right type of space/land to expand their facility and utility costs.

Old Business:
Request For Proposal (RFP) – Marketing Plan:
Kehoe: The marketing plan / RFP has been forwarded to the Town Manager and they are looking to put a small committee together. Kehoe has recommended Johnson to be on that committee.

Wurzburg: The marketing plan will identify industries that will be a good fit here.

Kehoe: The marketing plan will go under appropriations in the budget. We will add information to make it more palatable.

Kehoe outlines plans for the EDC to move forward with the marketing plan/RFP by setting up meetings and talking with local entities.

The Marketing Plan is Two Phase: Phase One – Build the Product. Phase Two – An Action Plan.

Wurzburg: (Exhibit C) Economic Development Traditional vs Innovation-Based hand out. This shows us how to make the transition that the market will bear. It shows trends & how to focus our efforts.

Geiler: Do we have any information on available land in the town? The negatives make it difficult, so we want to bring out the positives.

Johnson: Would like to go after a Grant (license plate fund). We would just need to take the pre-amble for the RFP and apply for the Grant for the Marketing Plan.

Kehoe asked Feltham to write a Grant Application for the Marketing Plan.

Zoning:
Farnham: Would like to apply for the Grant to fund a Zoning position to help Growth Management to figure out a better way of doing it (zoning).

Geiler: Every time someone builds something that someone doesn't like, we change the zoning on it. That's why the zoning book is so large.

Schulz: The zoning and land use process is very complicated.

Geiler: If they don't disclose everything up front and something isn't allowed, the whole process stops and plans have to be redesigned. On Rte. 28, anything is allowed but you have to get a special permit for it to be accepted. Geiler suggests the town begins a committee to tackle the zoning issues.

Kehoe: Growth Management is looking at Rte. 132 now and at pre-permitting. Zoning is as much of an issue as the housing - just a different issue.

Wurzburg would like to see the EDC make recommendations ie. 'here is what we want more of'.

Feltham: Maybe we recommend (the Town Council) to bring together all the pieces and issues together to create one strategic plan that works on all of the issues (economic development and zoning) in a united fashion. An entity or group that pulls all the variables together and creates higher paying jobs.

Kehoe: The Marketing Plan consultant will pull all of this together and focus on the positives of the town.

Farnham: We should reach out to the property owners in a certain area and get buy in from people in the zoning area we are trying to change.

License Plate Grant Money for Zoning Changes: The EDC discussed applying for License Plate Grant money to get zoning/regulations changed. Feltham & Farnham to draft a letter using the marketing plan rationale, Mike Schulz to review it. Goal: To obtain a Grant for the purpose of adding a person (to assist Growth Management) to streamline and make specific recommendations to improve zoning. Using the pre-amble for the marketing plan and the EDSAT summary for the draft.

Geiler: Can we fix it in house or do we need an outside view on the way zoning is structured?

Farnham: Also need the planning board and maybe zoning board representative in on this. Start off by having regional meetings of the property owners and find out what the issues are.

Johnson suggested Hyannis Chamber reach out to businesses to get feedback (take that function out of the town). The town had been asking for feedback. The EDC has spoken to some people/businesses and they have expressed concern about giving honest feedback to the regulatory division in fear of retribution.

New Business:
Kehoe: There is a meeting regarding the homeless here today. That committee is working with the Chief of Police and the human services agencies on accountability.

Public Comment: None

Farnham made motion to adjourn, seconded by Geiler. The meeting was adjourned at 3:57 pm.

Next BEDC meeting April 26, 2016.

List of documents / exhibits used by the Commission at the meeting
       Exhibit A: Agenda dated March 22, 2016
       Exhibit B: Minutes from January 26, 2016
       Exhibit C: Notes from February 23, 2016 meeting (no quorum)
       Exhibit D: Economic Development Handout – Traditional vs Innovative

Respectfully submitted, Stacey Peacock, Administrative Assistant

Public files are available for viewing during normal business hours in the Growth Management office
located on the 3rd floor of Town Hall, 367 Main Street, Hyannis
** Further detail may be obtained by viewing the video via Channel 18 on demand at http://www.town.barnstable.ma.us **