



Town of Barnstable
Growth Management Department
Economic Development Commission

www.town.barnstable.ma.us/economicdevelopmentcommission

EDC Meeting Minutes

February 7, 2017

Members Present: Chris Kehoe - Chair, Alan Feltham, Hartley Johnson, Hank Farnham, Michael Schulz

Absent: Ted Wurzburg, Tom Geiler

Also Present: Eric Steinhilber – Town Council President, Elizabeth Jenkins – Interim Director, Growth Management, Michael Trovato – GMD Economic Development, Stacey Hurwitz - Administrative Assistant

Chris Kehoe called the meeting to order at 8:05 am.

Trovato - GMD Update:

- Cape Cod Commission: Greater Hyannis Stakeholder Meeting 2/6/17 at the Senior Center. There were about 50 people in attendance, mostly Hyannis residents. David Still made a presentation on Hyannis supermarkets (history of). Very interesting suggests the EDC should see the presentation. Main focus of the meeting was the Growth Incentive Zone (G.I.Z.) Re-authorization and Rte.132 Shopping Centers.
- Next Greater Hyannis Stakeholder Meeting at the Senior Center on 2/15 at 2:00 pm. EDC invited.
- Hyannis Parking Study: Expecting the draft report mid-month, then final report is due the end of March.
- Trovato will handout full scope of metrics on the G.I.Z. from the last 10 years for next month's meeting.
- Barnstable Innovation Center (a shared manufacturing facility) was awarded a \$25,000 seed grant from MA Development for a feasibility study. The town supported the grant effort.

Meetings: Barnstable Brewing, West Main Street. Moving forward with their plan. Goal is to be open by summer. Cape Cod Mall Manager, James Alexander; Discussed his 10 year projection for the mall. Jeanine Marshall – Coast Community Capital discussion to reinstitute the micro-enterprise loan program.

Alan attended meeting with the Cape Cod Technology Council. He was impressed with the amount of technology jobs that are locating in Falmouth, good paying jobs, doesn't want Barnstable to miss out.

Trovato: We are open to those jobs here. The Blue Economy is a huge opportunity on the Cape. The Barnstable Innovation Center (shared space), is part of that. Falmouth has a separate Economic Development sub-group, they are in charge of 2 industrial parks and also in charge of leasing those out.

Old Business:

Hyannis Gateway Medical District Zoning Amendment Update: Elizabeth Jenkins (Handouts) Exhibit B (Gateway Medical District) & C (Zoning Map). The changes expanded out to beyond the properties on Rte. 28.

Clarification on process: Jenkins: We withdrew what had been put in front of the Town Council. We will then present for the Planning Board & the Town Council separately.

Farnham: Was asked by a business if consideration would be given to zoning parking as an accessory use?

Jenkins: Parking is always accepted as an accessory use. Parking on a separate lot / as an accessory to another lot? We don't typically allow parking as a principal land use. We have been discussing a similar situation with one business, so there may be another avenue to pursue.

Farnham states the changes made to the Gateway Medical District look good (Exhibit A & B).

Jenkins: We are also working with DPW to change some outdated language on curb cuts. Currently this stretch is not sewerred. The state will be re-doing that portion, since the road is getting ripped up, DPW is looking to extend sewer in this area. With water quality issues with wells in that area, it would be good to sewer this area.

Map: Farnham stated there was confusion with the area with some of the Councilors. They thought it was a much larger area, but we are only amending a small area.

Councilor Steinhilber remarks the changes didn't get formally presented to us (Town Council) due to a lack of quorum & then the application was withdrawn. Due to the G.I.Z. Reauthorization – the Town Council put together a subcommittee to address Zoning (and regulations) in the town. We will be looking at the zoning in the whole town. There are 5 Councilors on the subcommittee, they will be working with GMD & the Town Manager's office. Steinhilber asks for a liaison from the EDC (non-voting member). He states they will be looking to address density issues & also tackle some of the Housing Issues.

Hank Farnham volunteered to be the liaison on the Zoning subcommittee.

Jenkins: I included the summary that Farnham and Geiler drafted here. If there are any changes - please let me know. Otherwise we will get this scheduled for the first read. The goal is to get the Zoning Amendment on the Town Council Agenda in March.

Marketing Plan Request for Proposal:

Steinhilber envisions the Marketing Plan as part of the restructuring that is happening. Including the hiring of the new Assistant Town Manager, his official start date is in March. When he comes on board the restructuring can continue. He believes the Assistant Town Manager will be the point person for Economic Development. There is going to be an Economic Development department which will be separate from the Planning Department.

Johnson: Asks what does that mean and states the process has been too slow. Asks about the Assistant Town Manager and if he has economic development experience.

Feltham has concerns that we are falling behind other towns (Economic Development).

Other Discussion:

Future Meeting: Cost Analysis & Cost Containment. Mark Milne created some reports with future budget projections. The EDC would like to hear what he has to say. EDC to invite Mark Milne. Kehoe, Feltham & Johnson to meet with Mark Milne before he comes to speak. Kehoe to set this up.

Johnson in private sector we look at costs, variable costs/fixed costs & processes to assess what we need. He states our budget process is backwards. We project and then the rest falls on the tax payers.

Steinhilber: We will be doing a workshop to see what would happen if we did a 0% property tax increase (not just assume the max 2.5 % increase under Proposition 2 1/2). Moving forward we will also take a look at the Industrial Park. Right now for every 1 acre developed / 1 acre goes to conservation.

Farnham: The 2.5% max increase under Proposition 2 1/2 does not include betterments & growth from the new construction value.

Minutes: A motion was made by Farnham, and seconded by Johnson to accept the minutes from October 25, 2016 as amended. Aye: All. So voted unanimously.

Having no further business the meeting is adjourned at 8:47 am.

Next BEDC meeting March 7, 2017 at 8:00am

List of documents / exhibits used by the Commission at the meeting: Exhibit A: Agenda dated 2/7/17. Exhibit B: Gateway Medical District Amendment Handout. Exhibit C: Gateway Medical District Amendment - Zoning Map

Respectfully Submitted, Stacey Hurwitz, 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 www.town.barnstable.ma.us *

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