



Town of Barnstable Planning Board



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Board Members
 Mary Barry – Chair Stephen Helman – Vice Chair Steven Costello - Clerk Fred LaSelva Jeffrey Swartz Patrick Foran
 John Norman – Town Council Liaison
 Planning & Development Dept. Staff Support
 Elizabeth Jenkins, AICP, Director
 Paul Wackrow, Principal Planner
 Karen Herrand – Principal Assistant - karen.herrand@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes October 22, 2018

BARNSTABLE TOWN CLERK
2021 MAY 25 PM 2:59

Mary Barry – Chairman	Absent
Stephen Helman – Vice Chairman	Present
Steven Costello - Clerk	Present
Fred LaSelva	Present
Jeffrey Swartz	Present
Patrick Foran	Present

Also in attendance were Elizabeth Jenkins, Director, Paul Wackrow, Principal Planner and Karen Herrand, Principal Assistant, Planning & Development Dept.

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.

Stephen Helman, Vice Chair is acting Chair for the meeting tonight, in the absence of the Chair Mary Barry.

Regulatory Agreements:

720 Main Residences, LLC – seeks to enter into a Regulatory Agreement with the Town of Barnstable to redevelop the vacant former site of the “Hyport Brewing Co.” restaurant located at 720 Main Street, Hyannis, and is shown on Assessor’s Map 308 Parcel 003, with a mixed-use building. The property is zoned in the Office/Multifamily Residential District.

The Applicant proposes to construct a mixed use building consisting of 40 residential units to be offered for rent as moderately priced, workforce housing consisting of 1, 2, and 3 bedroom units, and 1 office unit, with parking located off-site and on-site, a portion of which will be located under the building at ground level, together with related landscaping and other site improvements. The total floor area of the proposed building will be 62,003 square feet. The Applicant seeks multiple waivers from the zoning ordinance and general ordinances. *Continued from September 24, 2018.*

Motion entertained by Vice Chair Stephen Helman to open the Public Hearing, moved by Jeff Swartz, seconded by Fred LaSelva, so voted unanimously.

Attorney Dan Creedon in attendance.

Applicant Tim Williams, 720 Main Residences, LLC in attendance.

Brian Yergatian, of BSC Group in attendance.

Sean Carpenter, of Shamrock Development Associates in attendance.

Attorney Dan Creedon gives an explanation/history of the proposed lot and update on the status of the current owner. The property is contingent upon permitting/submitted with the application. Lot size 1.13 plus/minus acres located in the Office Medical (OM) and the Grown Incentive Zone (GIZ). This is not in the Hyannis Historic District and not subject to the Cape Cod Commission by virtue of the GIZ/regulatory agreement. Has an order of conditions by Conservation, property to the west.

They have been to Site Plan Review and have approval from them and Conservation as well.

Description: retain and improve two curb cuts, one off of Main St., upgrade parking areas, new landscaping, install new drainage systems, some reconfiguration with DPW re drainage. Upgrade sewer lines, water lines, construct a loop into North St. that doesn't exist now, will help maintain water system, upgrade utility lines.

Proposed bldg.: 1 bldg, 4 stories, 40 residential units. Reference to rendering at street level, see Exhibit A. Some waivers being requested, one is for state program to help with building/project costs.

19 1 bed, 6 1 bed with den, total bedroom count of 15 and an office bldg. Description of units, bedroom count and office and offsite easement parking, also waiver needed for overnight parking.

Reference to the draft regulatory agreement document, see Exhibit B. Reference to the list of waivers being requested, see Exhibit C, total of 11 for zoning and 1 for general ordinance.

Steven Costello asks what kind of target tenants would live here? Asks if there will be a common area, social area. Generally these are a draw for people. Is this part of the concept at all? Funding. Office rented? Start to finish timing.

Sean Carpenter/Shamrock Development replies, local residents and workforce housing/program. The demographic would be income driven by median income limits. Looking at young professionals, empty nesters, millennial students. In general with a downtown area, your amenities are in this type of downtown area. They can't apply for funding until they have local zoning. Funding provides 100,000 per unit. Inclusionary zoning is not the same as the state level. The office will be rented. Once approvals they can apply to the state. He anticipates a fall start if funding from the state.

Jeff Swartz states that he has a couple of concerns. Is there a proposed cost of water/sewer upgrades, how far along with DPW? What if finances fall through? Mixed use concerns, parking concerns. Maybe split up office parking from the residential parking area(s).

Tim Williams replies that there is a risk factor.

Attorney Creedon replies that an office would be in keeping with the surrounding business in the area, not a lot of parking for this area. Also we do have the existing easement.

Fred LaSelva asks about the budget. 8.8 million – and based on some subsidies. Construction costs have risen. Will project not happen if do not get the subsidy grants?

Atty Creedon clarifies, 8 million.

Tim Williams states that if we don't get the subsidies we could not go through with the proposed rents.

Fred LaSelva clarifies/yes, small risk. What type of construction, pre fab? This is busy area, additional traffic concerns. Suggests traffic study/traffic analysis – maybe some type of mitigation for this? Expenses will go up.

Tim Williams replies yes, costs are high now. They didn't think a traffic study would be necessary.

Patrick Foran asks about the overflow off sight parking and the existing easement, is there an expiration for the easement?

Attorney Creedon states no expiration, it goes with the property. He explains the time line for the subsidies and availability.

Jeff Swartz clarifies that this property is under a purchase and sale. Funding may run out?

Attorney Creedon states that they are contingent on the subsidies by the permits.

Stephen Helman clarifies/asks how long can you hold the agreement/funding/time limit on the arrangement?

Attorney Creedon replies once they have the parcel/ownership and get permitting.

Steven Costello clarifies the term of the regulatory agreement – would it be 10 years?

Elizabeth Jenkins answers that a regulatory agreement is good for up to 10 years, that is the max allowable.

Tim Williams comments that their intent is to get the funding and get project up and running. He is pretty confident that it will happen.

Fred LaSelva states that the funding could run out, a lot of risk.

Tim Williams is familiar with the risks, he has successful projects and states that there may be some difficulties, but they have done their research.

Sean Carpenter comments that Barnstable County does not get its fair share of housing subsidies from the state. There are no other projects here or in Dukes County that get any of this money. It's more likely than not that this project will receive the funding. The programs are open ended programs. Workforce housing initiative, Housing bond bill approved gave another 100 million to workforce. Initial monies no funds went to Hyannis and only one allocated in Nantucket. Can't imagine it won't get approval. Massachusetts provides a lot of funding for affordable housing. Community Preservation Committee is also on their list/they have a letter of intent ready to go.

Vice Chair Stephen Helman entertains a motion to continue this Public Hearing to Nov. 26, 2018, moved by Jeff Swartz, seconded by Patrick Foran, so voted unanimously.

Updates on ongoing planning initiatives

Elizabeth Jenkins gives a power point presentation: Handed out at meeting, Exhibit D.

Regional Policy Plan Update

Planning initiatives. Regional Capital Planning. Local Comprehensive Plans. Infrastructure for /potential development.

Land Use Planning and how will this impact. Major capital planning impacts. Current Land Use Vision Map and areas outlined.

Town of Barnstable's Comprehensive Plan – 2010. Chapter H – development. Hyannis center of development. DRI threshold increases. Working in partnership with the Cape Cod Commission under Chapter H designation.

Zoning being brought forward to Town Council – Joint Public Hearing ZA 2019-032 – Nov. 15, 2018. Handed out at meeting – Exhibit E.

Discussion of application materials distribution

Paul Wackrow informs the Planning Board that we are contemplating a file share service to review all documents. You would get a link, trying out Dropbox. All the documents would be in this. This would keep the physical packet smaller.

Fred LaSelva asks if they would get the information quicker – asks for clarification of how they would receive their information.

Paul Wackrow confirms that we will try it in November, a test case.

Approval of Minutes: June 11th and July 9th, 2018, draft minutes for approval

Vice Chair Stephen Helman entertains a motion to approve the minutes of June 11, 2018, moved by Jeff Swartz, seconded by Patrick Foran, so voted unanimously.

Vice Chair Stephen Helman entertains a motion to approve the minutes of July 9, 2018, moved by Jeff Swartz, seconded by Steven Costello, so voted unanimously.

Vice Chair Stephen Helman entertains a motion to adjourn, moved by Steven Costello, seconded by Jeff Swartz, so voted unanimously.

Correspondence:

Chapter 91 Notification – 110 East Bay Rd., Osterville – Pier

Chapter 91 Notification – 196 Windswept Way, Osterville – Pier, ramp and float

DPW Notice of Project Change – West Barnstable Conservation Land, Shooting Range

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: November 15, 2018 (Joint Meeting with Town Council); November 26, 2018; and December 10, 2018, @ 7:00 p.m.

The meeting adjourned at 8:32 p.m.

Respectfully Submitted

Karen Herrand, Principal Assistant, Planning Board

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 – 720 Main Residences, LLC – Reg. Agrmnt No. 2018-003 – plan/rendering at street level
- Exhibit B – 720 Main Residences, LLC – Reg. Agrmnt No. 2018-003 draft regulatory agreement document
- Exhibit C – 720 Main Residences, LLC – Reg. Agrmnt No. 2018-003 - list of waivers being requested
- Exhibit D – Ongoing planning initiatives - power point presentation - Regional Policy Plan Update
- Exhibit E – Joint Public Hearing ZA 2019-032 – Nov. 15, 2018. Hand out information

APPROVED