



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 February 13, 2023

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

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

The Planning Board’s Public Hearing will be held at 7:00 p.m. by remote participation methods. Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Planning Board meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Planning Board by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: <https://townofbarnstable-us.zoom.us/j/82889357506>

Phone: 888 475 4499 US Toll-free

Meeting ID: 828 8935 7506

Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing.

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

Attendance Roll Call

Bob Twiss

Tim O'Neill

Steven Costello

Michael Mecnas

Stephen Robichaud

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: General Public Comment

Laura Cronin in attendance. Would like Planning Board meetings to be live/in person. Important items. Made comment at Town Council. All public should be able to have access.

Chair Stephen Robichaud will address later in the meeting at "Matters Not Reasonably Anticipated"

Regulatory Agreements:

Shoestring Properties, LLC seeks to enter into a Regulatory Agreement with the Town of Barnstable to construct thirty-four (34) condominium units in two (2) buildings with associated improvements at 110 School Street and 115 School Street, Hyannis. The redevelopment consists of twenty-two (22) 3-bedroom units and twelve (12) 2-bedroom units. A total of 70 parking spaces will be provided. (Majority of members present and voting) *continued from August 8, 2022, in order to form a sub committee and continued from September 26, 2022, October 3, 2022, October 24, 2022, November 14, 2022, December 12, 2022 and January 23, 2023* (majority of members present and voting)

Chair Stephen Robichaud comments that some Board members are not here tonight and will not be at next meeting either. Possibly vote on March 13th meeting so all of Board in attendance.

Attorney John Kenney in attendance. Dan Ojala, Stuart Bornstein. Geinapp Architects, all in attendance. Nothing major changed in the draft, some minor issues addressing comments at last meeting, public comment and addressing of. Full Board?

Chair Stephen Robichaud, March 13th if we have at least a minimum for a quorum. March 13th, should have full Board.

Chair Stephen Robichaud, asks for new public comment only please.

Marie LeBlanc in attendance. What were the minor changes to the draft?

Jim Kupfer, inserted more specification for permitted uses, density and traffic. Downtown implementation of regulatory agreement district/area. Existing conditions description – parking lot/vacant lot. Documents required. Language for DPW engineer having more authority installation/completion. More detail for affordable housing/aspects of, timing of. Extension requirement for approvals, construction.

Attorney Kenney, affordable units has changed to 2 being at 65% of AMI. Language clarifications. More specific of what is required from the Applicant.

Attorney David Lawler in attendance, asks about procedure of public comment and the Applicant speaking. Concerns with changes being made. Will there be public comment at next meeting?

Chair Stephen Robichaud, no significant changes are coming from the Applicant.

Attorney Kenney agrees, changes mostly were from Town Staff and have been on Town website. After public comment, can respond as such.

Steven Costello, keep public hearing in open status, until all meet again. Vote on March 13th, so why not keep it open.

Public comment

Cheryl Powell in attendance. Coming back to HHDC? Is this still a possibility?

Chair Stephen Robichaud states this waiver is in the draft regulatory agreement.

Cheryl Powell – feels should come back to HHDC. This is significantly different from what was seen by the Commission previously.

Laura Cronin in attendance. Public comment should be extended to March 13th meeting.

Marie LeBlanc in attendance. How far is the Board from doing a vote?

Chair Stephen Robichaud, yes, we are ready for a vote. We need to move through the process. Have to get a full Board.

Elizabeth Wurfbain, Executive Director of Main Street Business Improvement District (BID) in attendance. Has re sent first letter and they are in support and commend the Applicant for coming back with a better style. Appreciate efforts and all about height and density. Want to create a vibrant and walkable downtown in Hyannis.

Felicia Penn in attendance. Project is too big, too dense, too high. Not enough public benefits. This is 177 % higher than is allowed. No landscape buffers. The waivers would conflict with what Town Council has approved for zoning. Full time caretaker not in language. This is not a good precedent. Make this project comply. Keep public comment open.

Attorney Kenney. This is repetitive public comment.

Paul Grover in attendance. Real Estate broker. Downtown Hyannis and the BID, thinks project is in line with Hyannis and what is needed. Has gotten positive feedback from others.

Roberta Mauch in attendance. How long has the Dockside been a restaurant? This is the best view of Hyannis Harbor. People upset that the Dockside is closing. This view should not be privatized. Public should be able to enjoy this view. Opposed.

Marty Riley in attendance. Previously represented the Applicant. Applicant has made good changes to the original plan. This is positive for Hyannis and Hyannis Harbor. Good for this and affordable housing. Good transformation that will bring many positive benefits. Tremendous improvement to what is there now. A lot of homelessness in the area. A lot of new tax revenue for the Town. In support as a private citizen.

Attorney David Lawler. New zoning was passed. Height concerns. This is inconsistent. This is the highest point at the Harbor. Other things could be placed here, not a 4 story building. Construction moratorium during the summer months should be addressed. Leaving public comment open until March 13th.

Attorney Kenney – Affordable housing has been upped to 5, 3 bedroom units. Traffic concerns were addressed. Restaurant/Dockside no issues. Tugboats project, building is coming down, this is private property. New sidewalks. Review of heights in the area. Minimal parcels available for redevelopment in the area. We keep hearing the same repetitive comments.

Bob Twiss – reviewed last meeting video. Will have comments at the time of the vote.

Steven Costello – at a point to vote. Spent a lot of time and have been very thorough. Need a vote on March 13th.

Tim O’Neill – time to move this.

Michael Mecenias – ok with all information.

Chair Stephen Robichaud entertains a motion to continue to March 13th, 2023, moved by Steven Costello, seconded by Bob Twiss,

Roll Call Vote:

Bob Twiss - aye

Tim O’Neill - aye

Steven Costello - aye

Michael Mecenias - aye

Stephen Robichaud - aye

Subdivisions:

William Eagan has submitted an application for a Definitive Subdivision at Old Stage Road and Parker Lane, West Barnstable, MA, Subdivision No. 827. The plan for this subdivision is entitled “Definitive Subdivision Plan of Land on Old Stage Road and Parker Lane in Barnstable, MA”, prepared for William Eagan, prepared by Gallagher Engineering dated October 26, 2022. The subject properties are shown on Assessors Map 152 Parcel 005 and Map 152 Parcel 009

Motion made by Bob Twiss to open the Public Hearing, seconded by Tim O’Neill,

Roll Call Vote:

Tim O’Neill – aye

Bob Twiss - aye

Steven Costello - aye

Michael Mecenias - aye

Stephen Robichaud - aye

Motion made by Bob Twiss to continue the hearing for Definitive Subdivision at Old Stage Road and Parker Lane, West Barnstable, MA, Subdivision No. 827 to February 27, 2023, at 7 p.m. via Zoom, seconded by Michael Mecenias,

Roll Call Vote:

Bob Twiss - aye

Tim O’Neill - aye

Steven Costello - aye

Michael Mecenias - aye

Stephen Robichaud - aye

Staff Updates

Local Comprehensive Plan

Kate Maldonado gives update. Workshop, bringing together all of Phase I, key trends, working with consulting team. Themes and trends. Vision for next 10 or so years. Reflecting on the values. Virtual Feb. 28th, from 12 to 1:15 and in person, March 1, 5 to 7 p.m. this will be a friendly family participation. Activities for children so parents can come and learn more. Preregister for either meeting. Press release very shortly and available on the website LCP.com

Correspondence

Chptr 91 – 153 Sea View Ave., Ost – McWilliams – stone revetment

Chptr 91 – 332 Wheeler Rd., Marstons Mills – Allen - pier

Chptr 91 – 24 Flume Ave, Marstons Mills – Matskevich/Pier

Chair Stephen Robichaud has stated to leave the 24 Flume Ave Chapter 91 item on the Agenda for next Planning Board meeting Feb. 27th2023.

Jim Kupfer explains – Chapter 91 applications/notices go before Conservation. There was an update to the regulation for Planning Board to review these, Planning Board may provide public comment, have 45 days to weigh in. Have had correspondence with some public concerns. Have discussion at next regular Planning Board meeting, can invite the applicant and persons of interest. 11 standards that have to be met. Can have conservation weigh in as well with their comments. Individual license possible.

Steven Costello – did Conservation also be asked to weigh in?

Jim Kupfer, Conservation has issued order of conditions, but can provide Planning Board with thoughts and review of application. Will add to Feb. 27th Agenda.

Matters Not Reasonably Anticipated by the Chair

Chair Stephen Robichaud – Board had a consensus to stay virtual. We will revisit in March. Will try to get back to in person. Virtual on February 27th and March 13th. Return on March 27th as a permanent return to in person meeting.

Bob Twiss would like hybrid. Is ok with in person. Hard to get all members in around this time of year. LCP meetings are in person. Do get a high volume of public input through Zoom, public does get access. In person will not allow as many.

Tim O’Neill, would prefer hybrid permanently. A lot more public engagement with the Zoom calls from general public. Benefit with complicated matters to be in person. Other towns allow with a more hybrid availability.

Steven Costello, amount of participation has increased dramatically with the Zoom/remote meetings. Some people may find technology hard. Staff has given so much for and to get information and availability of.

Michael Mecnas, in person and Zoom, flexibility is important. Both and depending on the matter/case.

Matt Levesque, Town Council Liaison, participation at Town Council is very valuable. Hybrid, does have more room for error. Limited in ability and amount of hours to make these meetings happen. Remote is good for availability.

Approval of Minutes

January 23, 2023, draft minutes

Chair Stephen Robichaud entertains a motion to approve the draft minutes of January 23, 2023, moved by Steven Costello, seconded by Michael Mecnas,

Roll Call Vote

Bob Twiss – aye

Tim O’Neill - aye

Steven Costello - aye

Michael Mecnas – aye

Stephen Robichaud – aye

Future Meetings: February 27th and March 13, 2023, @ 7:00 p.m.

Adjournment

Chair Stephen Robichaud entertains a motion to adjourn, moved by Bob Twiss, seconded by Steven Costello,

Roll Call Vote:

Bob Twiss - aye

Tim O’Neill - aye

Steven Costello - aye

Michael Mecnas - aye

Stephen Robichaud - aye

The meeting adjourned at 8:24 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>