

Committee to Review and Assess Zoning and Review the Town's Use of Regulatory Agreements

James H. Crocker Jr. Hearing Room 2nd Floor Town Hall Building
367 Main Street Hyannis, MA 02601

Councilor Jeffrey Mendes
Councilor Matthew
Levesque
Councilor John Crow
Councilor Kristen Terkelsen
Councilor Charles Bloom
Catherine Ledec
Bob Schulte Chair

November 01, 2024
3:30PM

MEETING MINUTES

Chair of Committee, Bob Schulte, opened the meeting of the Committee to Review and Assess Zoning and Review the Town's Use of Regulatory Agreements.

Chair of the Committee made the following announcement:

This meeting is being recorded and will be rebroadcast on the Town of Barnstable's Government Access Channel. In accordance with Massachusetts General Laws Chapter 30A, Section 20, the Chair must inquire whether anyone else is recording this meeting and, if so, to please make their presence known. This meeting will be replayed via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live video on demand archives on the Town of Barnstable's website:

<https://streaming85.townofbarnstable.us/CablecastPublicSite/?channel=1>

Administrator of the Town Council took Roll Call: Members present: Councilor John Crow; Councilor Jeffrey Mendes; Ken Alsman; Catherine Ledec; Councilor Charles Bloom; Councilor Kristen Terkelsen; Seth Etienne; Bob Schulte, Chair; Absent: Councilor Matthew Levesque.

Chair of Committee read into the record the purpose of this Committee:

PURPOSE: Work with the Town's Planning & Development staff to review and reassess recently adopted zoning changes, review the Town's use of regulatory agreements, and make recommendations to the Town Council.

Chair of Committee wanted to again thank the public for their interest in the committee and their participation both in person and via the zoom link provided for public comment. He encouraged the public to submit comments either in person or in writing as well, by sending the email to Cynthia.lovell@town.barnstable.ma.us and put in the subject line AD HOC Zoning Committee, and she will distribute to the members once she receives them.

Chair of Committee mentioned a couple of housekeeping items: (1) Chair of the Committee reminded the members if they wanted to see the Zoning Enforcement Compliance System demo to please do so by contacting Cynthia Lovell and she will schedule a time, keeping in mind to keep the groups small 2-3 at the most, that way we will minimize the time taken up by Mr. Florence's staff. (2) Chair of Committee had an opportunity to have a discussion with President Penn and Legal Department regarding the inclusion of Zoning enforcement and the recommendations made to the Town Council as part of this committee's charge, Mr. Schulte mentioned he received an email from President Penn just prior to this meeting and he has not had a chance to thoroughly review it and will hold off making any comments regarding it.

Chair of Committee asked for public comment from anyone attending this evening, and reminded everyone that once public comment is closed the zoom link goes away, but the members of the public can still watch the meeting via media streaming.

Eric Schwaab- West Hyannis resident wanted to give the committee member an update on the LCPC (Local Comprehensive Planning Committee) and fact that there was a significant change in tone at the last meeting, and a movement towards protecting our single-family zoning, there was a strong public comment that preserving the current zoning in single family residential neighborhoods. The residents for more housing just did not show up, maybe because they were boycotting the decision made by the LCPC members and the comments made by those that did come were to protect the zoning we currently have in our single-family residential neighborhoods. He considers this a significant change in the posture of this committee, and he wanted this committee to be aware of that.

There was no public comment on Zoom: Chair of committee made a couple of comments regarding the correspondence sent in from the public after the start of this meeting, some were regarding enforcement and some had to do with zoning, but did not want to be mentioned by name for submitting those comments for fear of retaliation. Mr. Schulte mentioned he has personally received some phone calls from individuals who have had serious issues which resulted in a 2-hour visit, Mr. Schulte mentioned the length of the discussion only to highlight the frustration some residents are having when it comes to resolution on some of the enforcement issues in the town.

Chair of Committee asked if any of the members of the committee had a response to public comment:

Councilor Bloom mentioned the letter from committee member Ken Alsman that he had sent it in July and was recirculated again at the request of Mr. Alsman to the committee members. (see memo below) Councilor Bloom likes his memo and mentioned that there are currently two members on the committee currently that have extensive experience with this type of planning, and that is Catherine and Ken, and we could take this letter and include it in our recommendations to the Town Council.

July 22, 2024

I thought it a good idea to summarize and clarify my thoughts about Regulatory Agreements from our last meeting. An important first step is to look at the purpose and use of the set of TOOLS that Barnstable already has in place to shape this portion of Town – the GIZ Regulatory Agreements, Form Based Zoning, talented high-quality staff, an enthusiastic Planning Board, the BID – and of course the Town Council.

1. THAT FIRST IMPRESSION

In my short time here I, at first, found it difficult to understand the town's land use tools and how they worked together. It really was confusing. But I think I now have a better sense of how they can and do work together -- a powerful set of tools to renew and regenerate this part of the village of Hyannis.

My first suggestion is a simple one already noted in the "draft Town Council Presiding Philosophies" – to publish the Goals and purpose of the Town's Tools in a more positive, non-bureaucratic way "as public information" for the community – for Residents, for Property Owners, for Prospective Builders, for Designers and new businesses. Approach it "as public relations" and as a broad view of the Vision, the goals and of the community's interest to attract quality new projects. The detailed legislation and specific contracts are absolutely essential but not likely to get people motivated.

These are our goals, our plan, Town expectations, and the process to provide the community an attractive, successful and functional place for residents, for tourists, for guests, for business – for our entire community. The first step is.....

2. PROACTIVE VS. REACTIVE

The current approval process seems to depend primarily on responding to development proposals initiated by developers and landowners. Again, as suggested in the “Draft Council Philosophies,” the town needs to develop “visual, creative and proactive” tools to reach out and attract the kind of development sought in Hyannis. The Town economic development staff, the BID and the Chamber of Commerce will play important roles in working with well-qualified builders, property owners and residents to attract qualified interests especially for earmarked sites within the GIZ. Graphic images – drawings, sketches, photos - are essential to understanding, attracting and achieving successful new development.

How can the Town identify and conceptualize more specific options?

- *It is very likely that Councilmembers, the Planning Board and staff already have “intuitive” ideas of sites ripe for change and improvement.*
- *When reviewing proposals participants can consider and highlight how future changes to adjacent or nearby properties can fill in the blanks or be incorporated with the project under review.*
- *A more formal next step for downtown imaging might be for Staff (perhaps working with an Urban Designer) to do an initial planning and photo survey of each property in a small sample, 1-to-2 block area of the Downtown – property lot lines & size, existing building footprint, current design, parking, ownership, uses etc. Then assemble and analyze the data, identify what components are essential to preserve, where improvements are called for, parking issues, likely problems and clear opportunities for change. Using the Form Based Zoning and new Design Guidelines they could outline and **sketch** a set of images of how additions and changes can enhance the “Sense of Place,” facilitate pedestrian access, improve parking and further other downtown goals.*
- *Construction of the new Main Street design will be a major stimulus for downtown change, generating even greater interest by builders and business. Construction will also require close coordination with existing businesses and owners. From my experience the end, a people and business friendly, more charming street, will be well worth the effort.*
- *The existing Business Improvement District (BID) will play an important part in all of these activities.*
- *A cautionary note: Recapturing the potential of the Hyannis downtown will take years and a long-term, consistent effort -- but well worth that effort.*

The meeting produced several very important suggestions directly related to the contract agreements themselves.

- *The need for a preliminary list of the Town’s community benefit expectations for Regulatory Agreements.*
- *The need to use Performance Bonds to help ensure completion of contract conditions.*
- *Creation and completion of a “Punch List” prior to final project approval.*

Ken Alsman

Councilor Crow also liked Mr. Alsman letter as well but would like to see what type of development we want, then direct the developer towards that, instead of waiting for the developer to come up with ideas to implement. Councilor Crow also attended the LCPC meeting, and it was great to see that the committee and its members were paying more attention to what the citizens are concerned about in our villages and expects that when Mr. Kupfer comes up with new language in January, we will begin to see a more positive step towards having a resolution he believes the Council can accept.

Councilor Mendes wanted to comment to the resident who are worried about enforcement and zoning regulations, especially when it pertains to their private property. Councilor Mendes can speak for himself along with a couple of Councilors from Hyannis, that we are very serious about it; as he has stated before he believes enforcement should be a separate department in the Town, we are no longer a small community with 50,000 people, we have 100,000 people in the summer, so this town needs a mechanism of enforcement, it can't fall only on the building department or whomever and needs to be autonomous with varying shifts and this needs to happen quickly, people are losing their life savings, investing all they have into their home just to have somebody 2 doors down with 17 people living in the home, and 15 cars parked everywhere. It's not fair to those people that must live next door to it and it's not fair to the resident of the town.

Councilor Crow thanked Councilor Mendes for his comments, and Councilor Crow has made it his mission to fix this in the next year to come.

Catherine Ledec wanted to thank everyone for the comments and thanked the committee members for being supportive on the questions that are coming in from fellow residents on enforcement, and she also takes it very seriously. She believes this committee can help guide ways to improve the ordinance so that it is easier to enforce and its clearer for those that are living here as to what is supposed to happen in certain areas of the town, so she is looking forward to writing things up as we move forward with our recommendations to the Town Council.

Chair of Committee welcomed Mr. Kupfer, Director of Planning and Development, for discussion of proposed recommendations for the following Downtown Hyannis zoning subtopics in a DRAFT Memo dated October 11, 2024, and presented to the Committee.

- Parking
- Building Heights
- District Boundaries

Town of Barnstable

Planning & Development Department

www.townofbarnstable.us/planninganddevelopment

DRAFT

October 11, 2024

To: Committee to Review and Assess Zoning and Regulatory Agreements

From: Jim Kupfer, Director, Planning and Development

Re: Potential Amendments to Chapter 240 Zoning Ordinance and Map

At the September 6th meeting of the Town Council Ad-Hoc Subcommittee entitled Committee to Review and Assess Zoning and Regulatory Agreements, the Planning and Development Director provided a comprehensive list of amendments to Chapter 240 Zoning Ordinance that have been approved over the

last 20 years and facilitated a discussion identifying each. In that presentation, the Director provided an overview of the zoning ordinance and provided a general overview of each amendment. The discussion led to committee conversation as to which amendments they wish to further discuss. The request at the conclusion of the meeting was for the Planning and Development staff to expand on specific recently amended zoning changes including Exempt Uses and Downtown Hyannis Zoning. The Committee also identified the need to discuss short-term rentals and inclusionary housing.

Subsequently, on September 20 and October 4, 2024, the Committee reconvened to discuss the matter further. Below please find the main topic areas discussed as possible ways to improve the ordinance and recommendations for further discussion.

Potential Chapter 240 Policy or Ordinance Amendments

Exempt Uses

The Committee requested to review §240-8 Exempt Uses in the Zoning Ordinance. Staff presented the section in whole to the Committee.

Committee members suggested that there was a lack of regulation surrounding exempt uses, specifically municipal uses. A committee member noted that better management of municipal properties is necessary to provide a model standard for those required to meet the zoning ordinance that the Town has set forth and that enhanced standards in §240-8 may be necessary.

Potential Recommendation to Town Council: The Committee recommends Exempt Uses, §240-8, establish standard policies or that §240-8 be amended by adding certain standards for municipalities to adhere to for site development when proposing new construction or substantial alterations.

Downtown Hyannis

Chapter 240 §24.1 through 13 of the Barnstable Zoning Ordinance is defined as the Downtown Hyannis Zoning Districts and includes the Districts' development standards. These sections were amended February 2, 2022. The Committee requested to review the entirety of the Downtown Hyannis Zoning Districts. Staff presented the section in whole to the Committee.

Committee members highlighted several issues they would like to discuss further. Those items being parking ratios, heights of structures, architectural design features, and the districts as defined on the zoning map. In addition, while not specified in the Chapter 240 §24.1 through 13, the Committee also raised concern over the Inclusionary Housing Ordinance, the uniform requirement of 10 percent of the units being affordable as insufficient, as well as a potential need to prohibit short term rentals within these districts.

Staff presented each item requested more specifically at a subsequent meeting. The Committee noted the following:

Parking - The Committee suggested that the parking ratios for residential dwelling units may need to be adjusted and studied further as one space per unit may not be enough for future development.

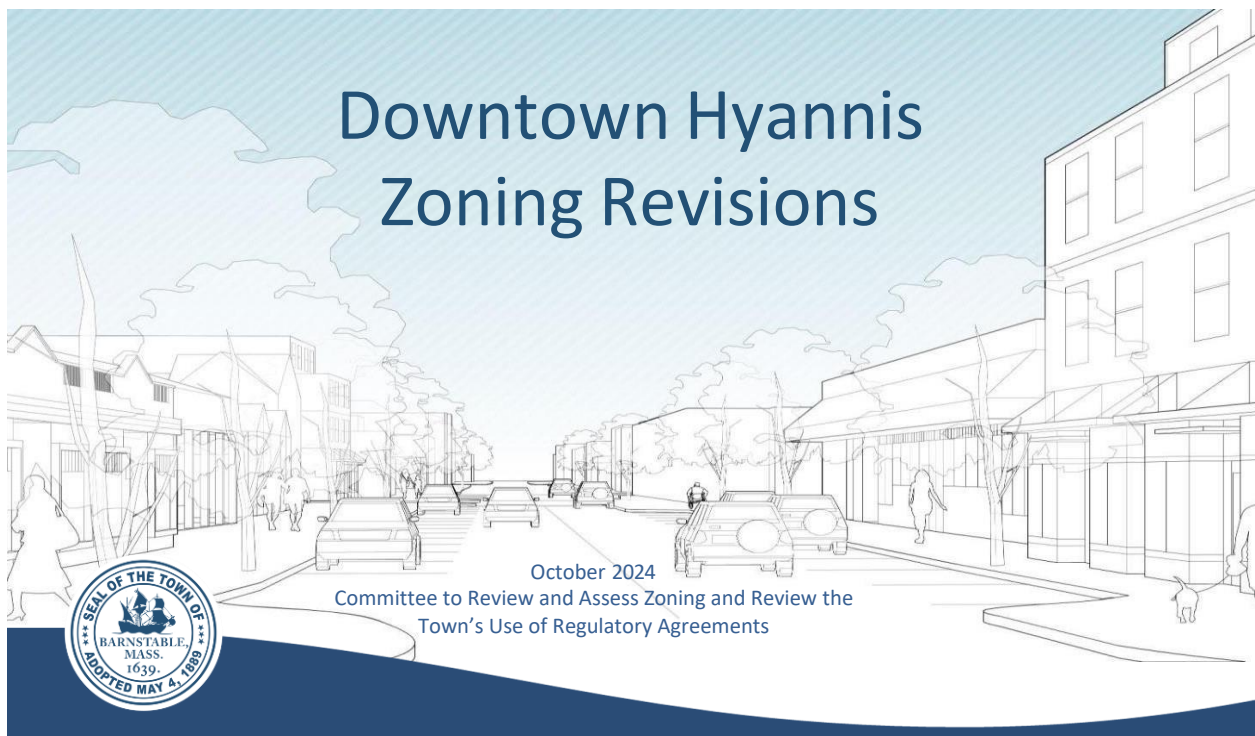
Building Height - The Committee suggested building heights may also need to be adjusted. The Committee noted that the zoning may want to consider a more nuanced approach to building height considering abutting properties, roof lines, and varying heights over linear feet to reduce the likelihood of a canyon effect along Main Street.

District Boundaries - The Committee has begun discussing potential amendments to the Downtown Hyannis Zoning Districts. The Committee raised concerns about the outer parcels and potentially reducing heights and density as parcels get closer to the outer limit of the Downtown Hyannis Zoning Districts.

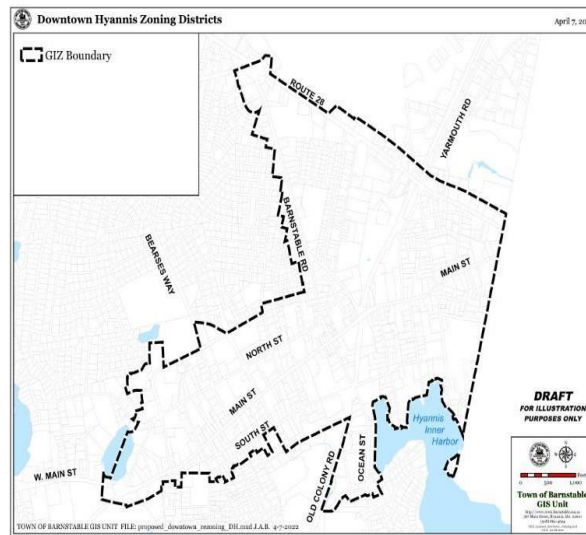
Inclusionary Housing- The Committee has noted that with the updating zoning, the Town is creating a large number of new housing units. The Committee raised concern over the number of these units that would not be deed restricted affordable. The Committee suggests that the Town Council may wish to consider requiring additional affordability requirements either in the Downtown Hyannis Zoning Districts or in Chapter 9 of the General Ordinance, townwide.

Short Term Rentals- Similar to above, the Committee has noted that with the updating zoning, the Town is creating a large number of new housing units. The Committee raised concern over the number of these units that may result in short-term rentals. The Committee suggests that the Town Council may wish to consider requiring a prohibition of short-term rentals either in the Downtown Hyannis Zoning Districts or added as a General Ordinance, townwide.

Potential Recommendation to Town Council: The Committee recommends Town Council consider amendments to Chapter 240 §24.1 through 13 and the zoning map. The Committee shall continue to work through specific issue areas to provide a comprehensive list of suggested amendments.



Downtown Hyannis Zoning Districts



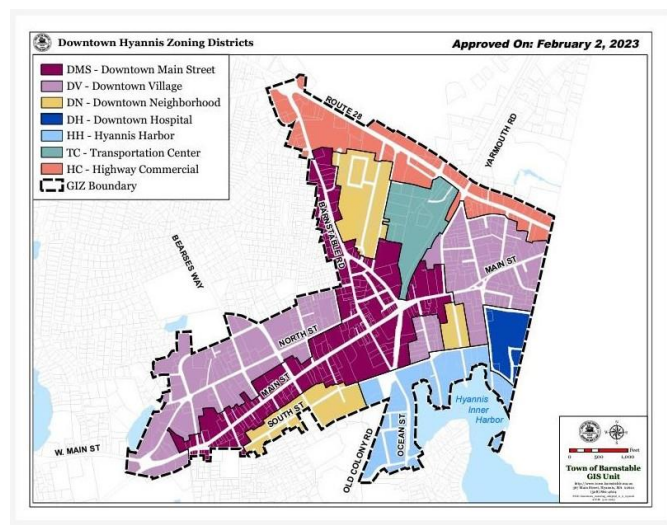
7 New Zoning Districts

Form-Based Districts (2)

- Downtown Main Street
- Downtown Village

“Hybrid” Zoning Districts (5)

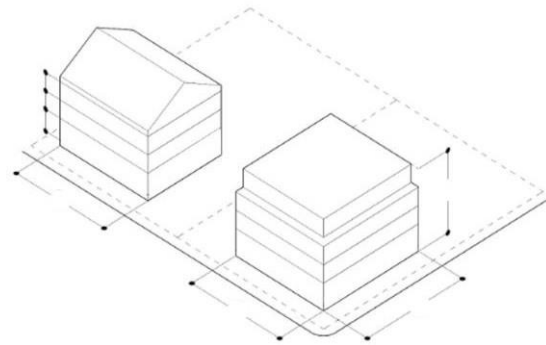
- Downtown Neighborhood
- Downtown Hospital
- Hyannis Harbor
- Transportation Center
- Highway Commercial



Concerns Raised for Discussion

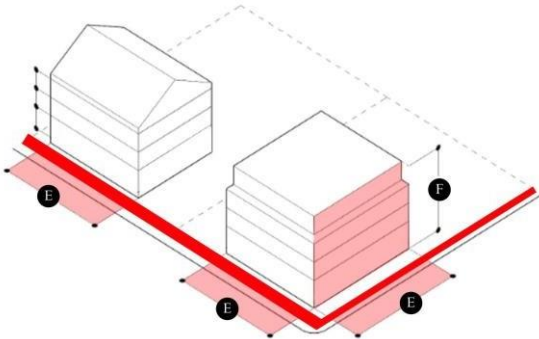
- Height of Building
- Design/Character
- Parking Ratio

Building Standards – Height



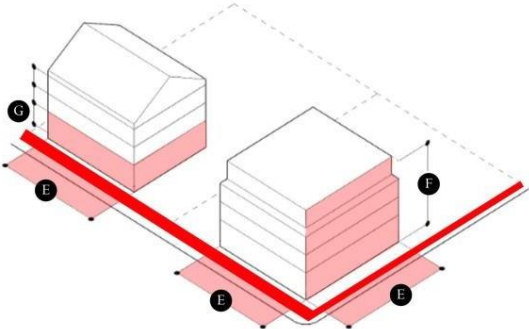
Building Standards – Height

- E Facade Build-out (min)
- F Number of Stories



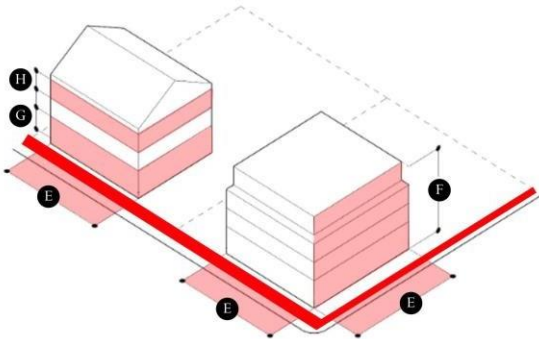
Building Standards – Height

- E Facade Build-out (min)
- F Number of Stories
- G Ground Story Height



Building Standards – Height

- E Facade Build-out (min)
- F Number of Stories
- G Ground Story Height
- H Upper Story Height



Building Standards - Height

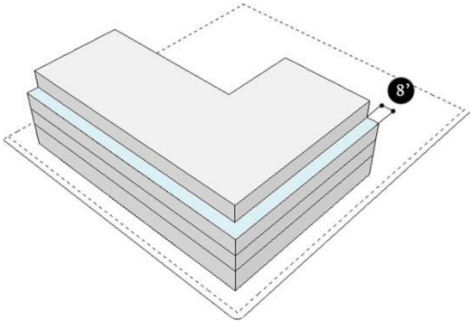


Table 3. DMS Dimensional Standards

LOT		BUILDING FORM	
Lot Width	30' min	F - Building Width	180' max
Lot Coverage	100% max	F - Number of Stories	3.5 or 4 max ¹
Façade Build Out (min)	--	G - Ground Story Height	--
Primary Frontage	80% min	Commercial	14' min
Secondary Frontage	40% min	Residential	10' min
SETBACKS - PRINCIPAL BUILDINGS		H - Upper Story Height	10' min
A - Primary Front Setback	0' min 15' max	BUILDING FEATURES	
B - Secondary Front Setback	0' min 15' max	Ground Story Fenestration	--
C - Side Setback	0' min	Primary Frontage	60% min
D - Rear Setback	0' min	Secondary Frontage	15% min
		Upper Story Fenestration	15% min
		Blank Wall	20' max
		Commercial Space Depth	20' min

Height Requirements Previously:

(2) Height:

(a) Maximum Building Height:

- (1) The maximum height of buildings or structures, other than accessory rooftop equipment discussed below or special architectural features, is 42 feet or three stories not to exceed 46 feet..
- (2) Maximum height may be increased to 46 feet or three stories when the roof pitch is in the range of 6 in 12.

Permitted						
Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief						
	Total Units	Total Affordable Units	50 % AMI	65 % AMI	80% AMI	100% AMI
Dockside	54	5	-	5	-	-
110 School Street						
28 Barnstable Road	4	-	-	-	-	-
307 Main Street	120	30	-	-	30	-
11 Potter Avenue	5	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-
19 & 29 Bearse Road	8	-	-	-	-	-
473 Main Street (Phase 1)	20	2	-	2	-	-
50 Main Street	10	1	-	1	-	-
201 Main Street	95	10	-	10	-	-
310 Barnstable Road	30	3	-	3	-	-
442 Main Street	5	-	-	-	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-
68 Yarmouth Road	8	-	-	-	-	-
TOTAL	378	53	2	21	30	0

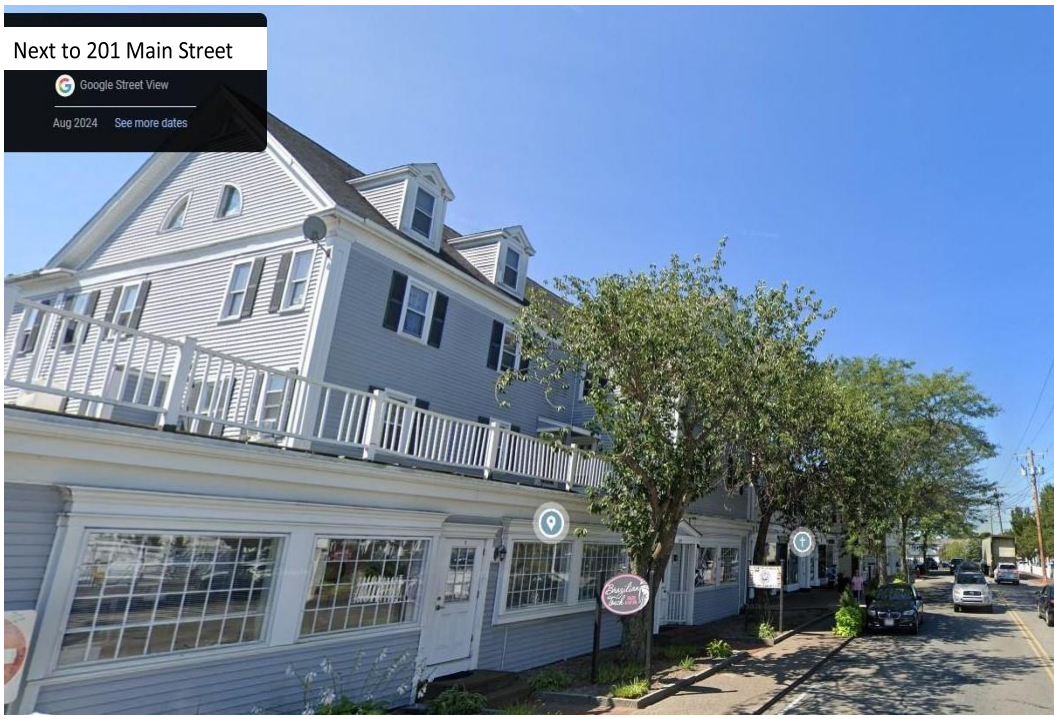
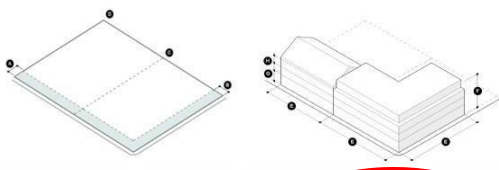
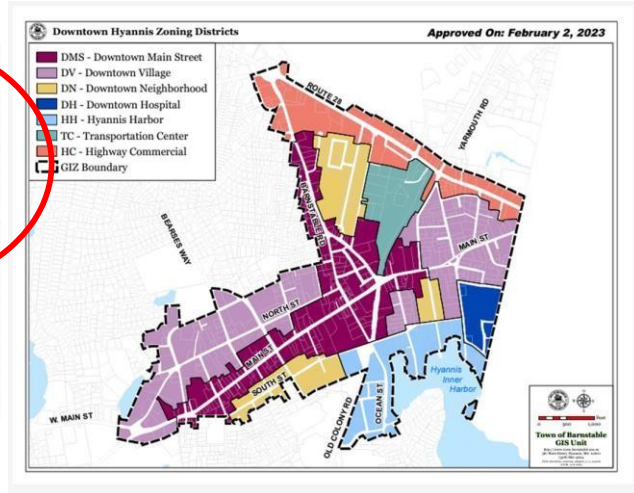


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B - Secondary Front Setback	0' min 15' max	Ground Story Fenestration	--
C - Side Setback	0' min	Primary Frontage	80% min
D - Rear Setback	0' min	Secondary Frontage	15% min
		Upper Story Fenestration	15% min
		Blank Wall	20' max
		Commercial Space Depth	20' min



Councilor Mendes asked a question regarding commercial space, and if it was on the third floor or where? Mr. Kupfer stated it's on the first floor or ground space is commercial. Councilor Mendes stated he does not see the feasibility of commercial space since Main Street Hyannis is not the shopping area, he sees it as a walking area. Is there a way to reduce the height of the commercial area since Main Street is not for shopping that would increase the housing only option without commercial. Councilor Mendes would also like to see each section of building have the same roof lines as the other in that section. Mr. Kupfer stated that there is a requirement along some parts of Main Street to be commercial, however for those areas that are not, we have a design that is just for housing with no commercial in the areas that that is allowed in along Main Street.

Councilor Bloom does not want to see any more 4 story buildings on Main Street, that is not the look we are going for. Mr. Kupfer stated that the Historic District Commission recently had an application for a 4-story building next to a one story on Main Street and the Historic Commission denied the application and told the developer to come back with a smaller build. We do look at the heights.

Mr. Schulte recognizes that this committee if it was to make the recommendation, and it is still up for discussion among the members, that for each application or proposal going forward, not talking about those already permitted, be reduced by 1 story; if a project came in at 4 stories, we could make the recommendation that it be 3-story, and if it were a 2 story project, we could reduce to 1 just as an example. Mr. Kupfer said yes you could make that recommendation.

Committee member Seth Etienne commented that there are architects that can make a 4 story building look like a 3 story building, so he cautions the committee members into reducing heights, if the concern is blocked light or sunlight and other aspects that would affect someone's quality of life he can understand that, but from a purely aesthetic perspective there are very talented people that could convince you otherwise, and also added it's about the use of that other floor, could it house more people, could it be used for public space; or work space; or commercial space, he believes the committee should leave that door open for future development and change.

Committee member Catherine Ledec commented about the pictures Mr. Kupfer showed with the two brick buildings, and there are things that stick out right away, there are no trees or

landscaping in front of these buildings. Ms. Ledec discussed walking down Main Street on a hot summer day with no shade spots to sit along as you walk. It's very hot down there. The other item she mentioned is the discussion of what the public realm should have and some kind of coordinated plan for the public realm. The public realm is the street and the sidewalks. There is no landscaping or shade so it's hot and very boring to look at, there is no variability in the façade. Ms. Ledec has some ideas she would like to share from other areas she has been in with the committee, so everyone has an idea what she is thinking about for Main Street. Ms. Ledec discussed the possibility of 4 story buildings in some areas in the downtown but not on the outer skirts of the area, she agrees that you should not have a 4-story next to a 1 story, that does not look right at all. Ms. Ledec asked if there was a way to look at some of the site plans on the projects that have been permitted so that we as a committee get a sense of what is being built and where.

Councilor Mendes mentioned that all that Ms. Ledec is stating is in the Form Base Code already.

Councilor Terkelsen had a question regarding ceiling height. She believes that 10 feet is a very tall ceiling height. If you're a tall person, maybe not, but your average ceiling height is only 8 ft? Councilor Mendes mentioned it's from the floor to the floor of the upper apartment, but then you add drop down ceiling to an 8 ft ceiling height.

Mr. Kupfer stated that there is something in the form base code for private properties, but not for the public realm, as the town owns the public realm.

Councilor Mendes discussed in the process of rebuilding and making things look better along Main Street we must also keep in mind to preserve what is already there. That is the beauty of Main Street, you can start at one end and see a building that was built in the 1920's and the further down you go to the last building built in the 1970's, so we also have to preserve what is there already. That's what makes Main Street unique also there are a lot of improvement coming with the Great Streets program. Chair of Committee also agreed with Councilor Mendes, we must balance the historic preservation, we may not like some of these things, but Historic Committee is going to say no, you're not tearing down historic Puritan, or any other historic structure, so we may need to think about how to make it more attractive with some trees and streetscapes. He believes that there are concerns from some people regarding the Form Base Code is that it is encouraging people to tear down everything we have and build something new; the Chair of the committee believes the committee make recommendations that will direct them to develop in the new development what we want to see, but not making a wholesale change to Main Street, we have to balance the preservation with the historic and maritime look of what's been here.

Councilor Crow discussed adding more architecture to the façade of the building, he has seen this done at other places where the first story comes out about 10 feet, and it runs the length of the building with a rod iron fence, and it becomes a balcony to sit on or to hang plants from or separate spaces with planters. He would like to see more go into the design of the building, and not the same box building we have seen built.

Chair of Committee asked Mr. Kupfer to bring in the site plan if available for the 201 Main Street project for the next meeting so the members of the Committee can get an idea of what has been permitted so far for that area.

Chair of Committee reopened public comment for Mr. Schwaab: He discussed when this committee does a site plan review to look along North Street and what is going on there because Main Street under control as to what goes at North Street, there may be a 4-story proposed at the site of the old Seven-11, which is out of place for that area. The Christian Science is a tear down, so there is something going there, and also look at the impact along Barnstable Road particularly on Winter Street, so if Barnstable Road goes to 4-story what impact does that have on the surrounding neighborhoods in that area; so in your review of site plans, he asks that the committee also take a look at North Street and Barnstable Road.

Chair of committee said if there are individuals that want to walk Main Street to look at what is there and to get an idea what we are discussing. To avoid posting an Agenda of a site visit, if the groups that want to look at Main Street are only 2-3 at a time there is no need to post it.

Mr. Kupfer introduced the following slides on parking:

Parking

- Minimum parking standards
- Incorporates provisions to reduce parking requirement for shared-uses

Parking Requirements Previously:

(3) Parking spaces shall be provided for new and/or expanded building area, and for new and/or expanded outdoor uses, as follows:

(a) Fifty percent of the spaces required under § 240.56 for all uses other than office uses and residential dwelling units.

(b) Parking space requirements for residential dwelling units shall be one parking space per bedroom for one and two bedroom units or a total of two parking spaces for units with two or more bedrooms.

(4) The SPGA may, by special permit, further reduce the parking required as follows:

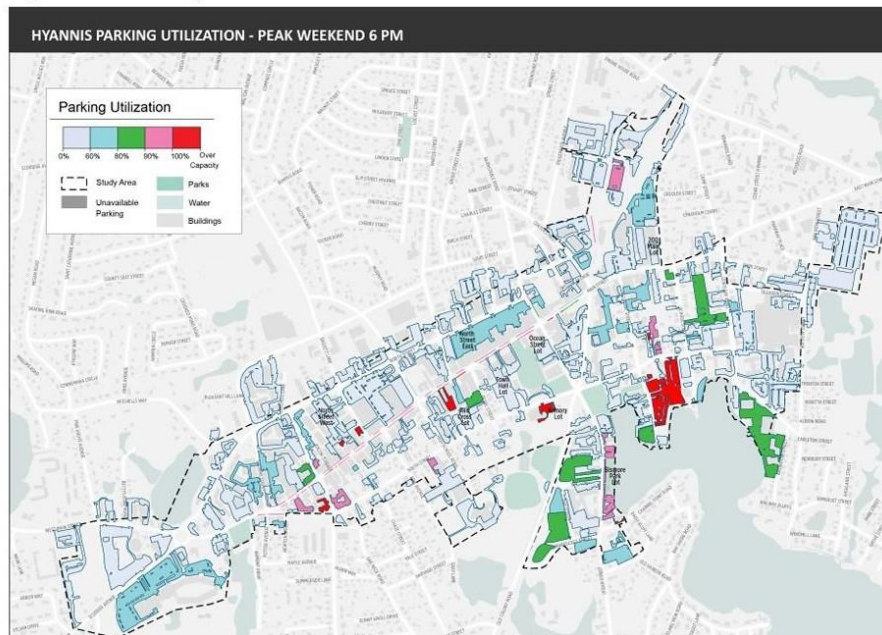
(a) Off-site parking. Parking requirements may be satisfied if an off-street municipal parking lot of 20 spaces or more exists within 500 feet of the proposed use and provided that a fee is paid which would be set aside for the creation of future municipal parking facilities to service the district, consistent with a schedule of fees, if any, to be adopted in the Design and Infrastructure Plan. Off-site parking may also be provided on a private parking lot with sufficient parking spaces within 300 feet of the proposed use, provided that a lease agreement is presented as part of the site plan approval or special permit process and provided that a fee is paid which would be set aside for the creation of future municipal parking facilities to service the district, consistent with a schedule of fees, if any, to be adopted in the Design and Infrastructure Plan. In no case shall leased parking be allowed on land that is residentially zoned for, or in residential use as, a single-family or a two-family dwelling.

(b) The SPGA may reduce the on-site and off-street parking requirement for all uses except office uses and residential uses, based upon a consideration of:
 1) availability of shared parking,
 2) other factors supporting the reduction in the number of required parking spaces.

Use Category	DMS	DY	DN	DI	HH	TC	HC	On Site Shared Parking Adjustment ¹
Commercial Services (per 1,000 sf)	0	4	N/A	4	4	4	4	Subtract 80% of any spaces provided for any Residential uses on the same lot from the total required for all uses
Cultural Services (per 1,000 sf)	0	4	4	4	N/A	4	4	Subtract 20% of any spaces provided for any Residential uses on the same lot from the total required for all uses
Food & Beverage Services (per 1,000 sf)	0	4	N/A	4	4	4	4	--
Hospital (per 3 beds)	N/A	N/A	N/A	1	N/A	N/A	N/A	--
Office (per 1,000 sf)	3	3	3	3	3	3	3	Subtract 80% of any spaces provided for any Residential uses on the same lot from the total required for all uses
Residential or Artist Live/Work (per DU)	1	1	1	N/A	1	1	N/A	--
Retail Sales (per 1,000 sf)	0	4	N/A	4	4	4	4	Subtract 20% of any spaces provided for any Residential uses on the same lot from the total required for all uses
Visitor Accommodations (per room)	1.25	1.25	1.25	N/A	1.25	N/A	1.25	--

Appendix A- Existing Conditions Town of Barnstable

Parking Utilization Peak Weekend 6pm



Permitted						
Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief						
	Total Units	Total Affordable Units	50 % AMI	65 % AMI	80% AMI	100% AMI
Dockside						
110 School Street	54	5	-	5	-	-
28 Barnstable Road	4	-	-	-	-	-
307 Main Street	120	30	-	-	30	-
11 Potter Avenue	5	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-
19 & 29 Bearse Road	8	-	-	-	-	-
473 Main Street (Phase 1)	20	2	-	2	-	-
50 Main Street	10	1	-	1	-	-
201 Main Street	95	10	-	10	-	-
310 Barnstable Road	30	3	-	3	-	-
442 Main Street	5	-	-	-	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-
68 Yarmouth Road	8	-	-	-	-	-
TOTAL	378	53	2	21	30	0

Councilor Terkelsen asked how long does it take to do a parking study? Mr. Kupfer answered that the traffic engineers are out all year long at various times counting parking spaces. Councilor Terkelsen asked if the data we are currently using is outdated since this was done in 2017? The population on Cape Cod grew immensely during Covid, so is this data accurate that we have an overabundance of parking, but it's not utilized correctly? Councilor Terkelsen mentioned if we are putting 350 apartments up and there is going to be an additional 350 cars for that unit, and you're saying the parking we have now can adequately provide parking spaces for the addition of 350 cars, what can we do to fix the problem, is it the system that is failing or the system behind the system, where do these cars go if there is a second car for a unit, is there a place in Barnstable that a person can park the car overnight and not get a ticket or be towed. Mr. Kupfer answered no, there are private lots that charge, and the Town has meters in some lots you have to pay for, but the Town also offers parking passes that can be purchased.

Committee member Seth Etienne discussed there may not be a lot of people that move into these housing units that can't afford a car, because they are so expensive to rent, there is not anything left for a car and the cost of owning a car. As a teacher in Barnstable, he is fortunate enough to live with his parents, so affordability for a car is an option, but he sees more and more students not getting their license until later in life and relying on public transportation. Cape Cod is a very expensive place to live, and the salaries do not meet the expenses. Cape Cod does not attract the high paying jobs needed to survive here, so anything extra is not an affordable option.

Chair of Committee discussed the fact Barnstable has a lot of spaces but are not utilized correctly. He does not see us taking back parking spaces but making a recommendation to increase from 1 to 1.5 possibly, but up for discussion. Councilor Terkelsen mentioned we need to be able to offer a mode of transportation, Uber and Lyft are very expensive, so how are the residents getting around to get their groceries and other items needed to live. Mr. Etienne stated a lot of people he knows share a car. Mr. Kupfer said we don't want to go back to having more paved surfaces in Barnstable need to look at shared parking options.

Chair of Committee would like the members to give some more thought into the issues raised today, the heights, parking, Mr. Kupfer is going to provide more information for the next meeting on the height information as well as some site plans to look at. The Chair of the Committee would like the members to think about these issues for the next meeting, the Committee will discuss at the next meeting District Boundaries, as it is 5:30pm on a Friday, and

the discussion could be lengthy. Councilor Mendes mentioned he is unable to attend the next meeting but can catch up.

Chair of Committee mentioned the Committee will look at:

1. District Boundaries
2. Affordability

Mr. Schulte has had discussions with Mr. Presbrey regarding discussions on his committee about affordability, and members of the LCP talking about affordability, so they are looking at the inclusionary percentage being looked at to increase that number from 10 percent to either 20 or 25 percent so that we are obtaining the goal we set of affordable housing, what we don't want is these builds to turn into luxury housing for seasonal people, we will always be behind if we continue to do that.

Chair of Committee asked the members for a date in December, the Committee members decided on December 13, 2024

Chair of Committee asked for a motion to accept the meeting minutes of October 18, 2024, as written, Councilor Terkelsen made the motion, this was seconded by Ken Alsman, all members present voted in favor of accepting the meeting minutes of October 18, 2024, as written.

Chair of Committee asked for a motion to adjourn; Councilor Terkelsen made the motion to adjourn, the motion was seconded by Councilor Bloom, all members voted in favor of adjournment.

ADJOURN: 5:37pm