



Town of Barnstable
Planning & Development Department
Barnstable Economic Development Task Force
Meeting Minutes
October 2, 2020

Members Present: Alison Maloney (Chair), Matthew Eddy, Chuck Carey, Roy Catignani, Dan Ojala, Rob Brennan, Jacob Dewey, Mark Sexton

Members Absent: Jason Siscoe, Paul Niedzwiecki, Phil Boudreau

Staff: Elizabeth Jenkins – Director Planning & Development,
Jennifer Engelsen – Office Manager, Gloria McPherson – Planning & Economic Development Coordinator, Arden Cadrin – Housing Coordinator

Others: Mark Ells – Town Manager, Paula Schnepf – Town Councilor, Tracy Shaughnessy – Town Councilor, David Webb – Hyannis Fire Department

Alison called the meeting to order. A motion to approve the minutes was made by Roy and seconded by Jake, all in favor.

The housing subcommittee will be meeting to strategize how to tackle the list that was compiled by group. Jake we need to know what we are asking for. What does it take to create a new housing unit or retail space? What are the barriers to developers? Financing, historic, permitting, etc. Alison suggested a presentation to the Town Council regarding developing by the lay man. Chuck said there are many risks associated with development with no return. Matt discussed having a meeting regarding the form based code draft at the end of October and presenting it to the Town Council in November.

Roy shared that the waterways committee is all set and ready to go in front of Town Council. Roy would like permission from the Town Council to assemble an ad-hoc/sub-committee to work with other departments, raise money, to create opportunity/commerce and stewardship.

Mark Ells told the group to leave the form based code to Elizabeth. Group should plan on presenting an informative educational opportunity followed by action items. Mr. Ells will set up a meeting with the Harbor Master to discuss items on waterways list. Jake asked Mr. Ells to keep Roy and the sub-committee in the loop on the seawall project in the harbor. Jake sees this opportunity for recreational use. Elizabeth shared that Gloria has been looking at this from an economic development perspective with Mass Development. Gloria informed the group that Mass Development had a round of technical assistance planning from the waterfront to Main Street. Providing access to Main Street using the harbor as an entry. Seaport to provide funding in the future after the harbor is opened.

Alison asked Mr. Ells about rezoning of downtown area along with the form based code. She reported that the group is anxious to get in front of Town Council. Mr. Ells gave a directive to work with Elizabeth to get ready to be in front of Town Council. Elizabeth said Councilor Steinhilber both she and Alison to get this group in front of Town Council.

Parking was the next topic discussed. Is there adequate parking in the downtown area? Rob reported as a developer focused on housing, he sees Main Street being activated with other things not parking. Parking does not necessarily need to be on Main Street in order for people to be attracted to businesses and restaurants. Elizabeth reported that parking way finding has been the number one plan coming out of the study. Rob shared that his housing project at 255 Main Street has eight units currently filled and two of them do not have vehicles. They are attracted to live here due to the accessibility, more pedestrian vibrancy in the downtown, an urban experience. A real experience to trade asphalt for housing and retail. Alison said her experience with leasing and selling space for example the 400 block including Puritan and other stores, first question asked is “where do we park”? Mr. Ells said they will be looking at employee parking in the future, possibly a remote parking location with a public transportation shuttle. Councilor Shaughnessy talked about the North Street parking lots and how difficult finding a space mid-day can be. She feels that North Street can be an amazing extension of Main Street. She agrees with Rob and can see the younger generation who wants an urban living experience thrive here; however, the barrier is lack of job opportunity and housing.

The decision to create a parking subcommittee, have Rob lead it and bridge with TDI.

An update on housing was shared. Rob reported that phase one of Sea Captain Row – 46 apartments which will include a renovation of the Patriot Press building comprising of five buildings with 44 apartments. Phase two, listened to the town and the demand of the

market and will have 14 units two of which will be duplexes on Water Street and 12 units on Pleasant coming on as condos. The plan is to have phase one tenanted by July 4, 2021.

Jake gave a report on his projects. He is leasing out High School Road and is getting asked how many parking spaces do I get? Councilor Shaughnessy spoke about the grey economy and seniors. Many are confined to their homes and would like to maybe be closer to the hospital or have a view, are we missing this group? It would be beneficial for both the younger population as well as the senior population to live together in the downtown area.

The Permit Coordinator, Maggie Flynn has received rave reviews of her performance to date. A few of the members from this group will be meeting with her.

Elizabeth tasked the group with being instrumental in rezoning. This group to be champions of this project. Either next meeting or break it down into a smaller group to discuss what works, what does not. Elizabeth will invite Utile to make a presentation for the next task force meeting.

The final discussion was about attendance and members. Roy reported that there are eleven on the roster. Some have not come to many meetings and it is time to eliminate people and find others who want to participate. Dan has a tight schedule and attends to meet the quorum but he would like to step down and become an alternate. Elizabeth made note that Bob Cody has resigned due to a prior commitment that conflicts with this groups meeting time. Rob was thanked for joining and he will make a great addition.

The next meeting will be either October 23rd or October 30th.

Adjournment: A motion to adjourn was made by Roy and seconded by Matt, all in favor. The meeting closed at 1:55 PM

Respectfully submitted,
Jennifer Engelsen – Planning and Development Department