



Town of Barnstable

Planning & Development Department Barnstable Economic Development Task Force Meeting Minutes October 30, 2020

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

Members Absent: Jason Siscoe, Paul Niedzwiecki

Staff: Elizabeth Jenkins – Director Planning & Development,
Kate Thompson - Principal Assistant, Gloria McPherson – Planning & Economic Development Coordinator, Arden Cadrin – Housing Coordinator, Kate Maldonado – Senior Planner

Others: Paula Schnepf – Town Councilor, From Utile Design: Dan Bartman, Maggie Tsang and Tim Love

Alison called the meeting to order. .

Elizabeth stated that there is a need for regulatory reform and housing. She introduced Kate Maldonado, Senior Planner. She then introduced the Utile Team: Dan Bartman, Maggie Tsang and Tim Love

Hyannis Zoning Update Economic Development Task Force Code Review and Feedback

1. Goals and Objectives
2. Coding Approach
3. Document Overview
4. Discussion

Why Update Zoning

1. Address Housing goals including increasing housing, density, equity and diversity.
2. Improve urban fabric and character of downtown Hyannis.
3. Streamline zoning requirements and procedures and improve ease of use.
4. Catalyze development and create predictable outcomes in urban form.

Challenges to Housing Production

1. Auto dominant uses and underutilized parcels produce undesirable streetscapes.
2. Outdated zoning standards create unintended outcomes and do not align with Housing goals.

Hyannis growth Incentive zone has a diversity of lot sizes that range from small residential lots around 4000 sf. to large commercial lots upwards of 70,000 sf..

Ratio based zoning metrics problematic

-) DU/Acre
-) BR/Acre
-) Floor Area Ratio

Dan recommended the book, Visualizing Density.

Challenges to Housing Production

-) Harbor HD
-) Single Family SF
-) Hyannis Gateway HG
-) Hyannis Village Business HVB
-) Medical Services MS
-) Office/Multi-Family Residential OM

-) Gateway Medical GM
-) Transportation Hub TD

Growth Incentive Zone, Historic District – Approach: Form – Based Code “Light”

Smart Code Model Ordinance

1. Simplified Districts and Revised Map
2. Improved Dimensional Standards
3. Streamlined Permitting Process
4. Graphics and clear language

Focusing on the prime things we care about. Simplify
Regulate building underlying form, not architectural style.

Revised Zoning Districts

Form Based Districts

-) Village Main St extends the character and mixed use commercial corridor of current Main St..
-) Village Neighborhood promotes mixed land uses that support the downtown core and preserves the traditional neighborhoods forms and pedestrian orientation.
-) Village Residential promotes traditional uses and form of neighborhoods adjacent to downtown and is characterized by 19th and 20th century detached and semidetached residential buildings

Hybrid Districts

-) Hyannis Harbor
-) Transportation Center
-) CC Hospital
-) Highway Commercial

Standards for All Districts

Building Standards

- A. Frontage types – 8 types
- B. Façade build out
- C. Front doors
- D. Number of stories
- E. Components
- F. Fenestration

A parallel façade must be provided within the minimum and maximum setbacks for a minimum percentage of total lot width.

Site Standards

- A. Required parking
- B. Drive through
- C. Driveways
- D. Curb cuts
- E. Parking location
- F. Parking lots
- G. Landscaping
- H. Storm water Management

Standards for Individual Districts

1. Intent
2. Lot Standards
3. Building Standards
4. Design Guidelines
5. Use Provisions
6. Site Standards

Discussions:

Elizabeth stated she is interested to hear feedback on how members feel.

Dan expressed a desire to make sure non-lawyers will understand what the code means.

Set-backs, structure modification applying dimensions based on the scope of the project being presented to you. There are a lot of formats for development.

The economics need to work in order to create vision which will give people options within the code which will eliminate many permits.

The Transportation District can be re-mapped to create more height.

Dan and Tim will follow-up with Elizabeth on this.

For basements over 5 feet then it would be considered a story.

Members discussed changing names of Districts, boundaries and uses.

Parking by the Harbor is a serious problem for the boating society.

Form based code communicates to market that Hyannis is a good investment. Utile is involved in a similar set-up in Newton, Ma.

November 19th – need acceptable draft to go before the Town Council as a committee

Friday, November 6 at 2pm sub-committee will meet

Adjournment: A motion to adjourn was made ... all in favor. The meeting closed at 2:24 PM

Respectfully submitted,

Kate Thompson – Planning and Development Department