

Local Comprehensive Planning Committee

Minutes

Thursday, May 30, 2024 at 5:30 PM

Call to Order

Wendy Northcross opens the meeting at 5:30 p.m. with an introduction of Committee Members.

Member	Present	Absent
Wendy Northcross		X
Cheryl Powell		X
Mark Hansen	X	
Amanda Converse	X	
Sue Rohrbach		X
Meaghan Mort		X
Alyssa Chase		X
Asia Graves	X	
Fran Parks	X	
Katia DaCunha	X	
Lindsey Counsell	X	
Jennifer Williams	X	
Bob Twiss		X
Avery Revere	X	

Also, in attendance are Planning & Development Staff; Elizabeth Jenkins, Director; Jim Kupfer, Assistant Director; Kate Maldonado, Senior Planner; Kyle Pedicini, Community & Economic Development Planner and Karen Pina, Principal Assistant

CALL TO ORDER

Lindsey Counsell calls the meeting to order.

NOTICE OF RECORDING

The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website:

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

In accordance with Massachusetts General Law Chapter 30A Section 20, the Committee must inquire whether anyone is taping this meeting and to please make their presence known.

APPROVAL OF MINUTES

- Approval of Minutes from May 9, 2024

Lindsey Counsell entertains a motion to approve the minutes of May 9, 2024, moved by Fran Parks, seconded by Mark Hansen,

Vote

All in favor

PUBLIC COMMENT

Roberta Mauch, of 80 Greenwood Ave., Hyannis in attendance. Facing a lot of challenges. Historic character is very important. Not in favor of mega complexes. Would like to preserve open space. Keep the character as face challenges of housing.

Asia Graves response. Thanks Roberta for speaking. Desperately need housing, community is diverse. Not every building is going to be kept that is older. A lot in the Growth Incentive Zone (GIZ), need to build up where we have the sewer available. Can keep some charm, but have to think of all demographics.

Mark Hansen response. Agrees that keeping character is important. Bring in some elements. Downtown does need some anchor developments, drives investment in the area. Look at the facades and is some thought going into that.

Katia DaCunha – we want open space. Working in keeping this in for historic.

Fran Parks, not the first time we've had other nationalities come to Cape Cod. We have always had an integrated population. The Winndevelopment project is too overwhelming – 307 Main St. Need housing. Need to get rid of short term rentals, this is the problem. Have to be careful with Main St., Hyannis.

TOPICS FOR DISCUSSION

- Economic Development presentation discussing current and anticipated regional needs and best practices by Paul Niedzwiecki, Chief Executive Officer of the Cape Cod Chamber of Commerce

Kate Maldonado explains tonight's agenda. Presentation by Paul Niedzwiecki then break into groups. Writing Boards to go over – Economic Development Chapter. June, next chapter, culture – will only meet once in June. Will be recorded. Arts & Culture, will be available to all. Results from survey questions posted on line. Chapter survey questions. Will send out direct link, published on LCPC home page.

Paul Niedzwiecki, CEO of the Cape Cod Chamber of Commerce in attendance. Gives a presentation. Will discuss blue economy. Cape Cod Economy. Cape Cod Commission slides presented. Population of residents info. 34% 65 and older. 80% detached single family homes. Presents issues. 500 miles of coastline. 86% already developed. Don't have a lot of additional land. Economy and labor force information. We are a second homeowner society, that's why people come to Cape. Have issues with climate change, housing, water quality and infrastructure are all economic issues. Rising temperatures. Rising seas. Property tax base. Expected losses for low lying roads. Housing, rising prices and declining inventory. Homes available. Seasonal economy makes wages below average. COVID 19 shift, people buying second homes now, people displaced. Housing costs are too high. Gap where income stats are. Wages are not keeping up. Have to deal with somehow. Second homes are the issue. 37%. Housing strategies, possible deed restrictions, or HOA restrictions. Blue economy. Aspects of the blue economy. Do have an advantage with this. Tourism economy runs the Cape. Over 100 years ago started tourism economy. Data point/information. Tourism economy indicators. Hotels/motels are losing rooms. 18,000 short term rentals. Lodging supply and demand. Tourism impact and profits. Labor and workforce. 33% increase in the summer/tourism season. 2023 return to normal visitation. Resiliency of the tourism economy. June and September are strong months now. Traditional lodging occupancy. – short term rental (STR) occupancy, dip in August. Much more international travelers here now. STR registrations have grown. Data that records spending and cell phone use. Labor supply biggest issue. Bridges and replacement. See millions more than were built for, and over 100 years old. In danger of failing. Wastewater. Cape & Islands water protection fund. \$500 million for projects. Growth holding

strong. Increased year round activity. Case study where people are coming from and going to. Have to do more to sustain our market share for international travel. Building blocks for a more year round economy are already here. Have to fill up empty housing that we have already. Bridge coalition.

Avery Revere – STR stats, registered, do we know if all registered, probably a lot more because not all are registered.

Hotels.

Paul Niedzwiecki, some of the bigger hotels have bought up smaller ones. Housing proposals for.

Avery Revere, COVID buyers staying here? Thinking they are not here because putting housing on market now.

Paul Niedzwiecki, yes, haven't sold properties, have rented out as STR.

Avery Revere, Nantucket banned STR. If banned here what would be outcome?

Paul Niedzwiecki thinks legal challenges to that. Nantucket is one to watch – stating business activity in residential neighborhood. Other parts of country have tried to deal with this to. Use tax policy. Increase local taxes and moderate and generate income. Potential tax policy. STR about 60% of the money comes from STR rentals for water protection.

Lindsey Counsell, ways to track STR's, towns are doing that.

Katia DaCunha, immigrants, majority of workforce on Cape Cod. Burden to support after the 3 months of tourism season. Thank you for the vision.

Paul Niedzwiecki, seasonal economy is dependent on immigrant population – J1 employees/student visas are important. Only rebounded at 2021 because of the housing. Seasonal economy doesn't run without foreign workers. Large Brazilian and Jamaican population, this is not new.

Mark Hansen, rise for workers recorded. Are other communities working on a housing proponent for and zoning? The US dollar, maybe see more travel, dollar value.

Paul Niedzwiecki, we have to provide for seasonal workers. Have underperforming hotel/motel properties. Yes, once international restrictions are up other countries overrun with tourism.

Mark Hansen, affordable housing – missing middle median - 80 to 200% that we are missing.

Paul Niedzwiecki, part of larger with housing, we have chosen to look at the affordable in this missing middle. Deed restrictions possible. First time homebuyers procedures. Interested in some programs like this. State owned and municipally owned property that can be deed restricted. Also tax credit if you have second homeowner that rents year round. Density, appropriate. Inc. Dev. Gentle density. Old bank buildings, how to change into housing.

Amanda Converse, locals had a tough spring. Interesting to see where people are going to from other areas. Barnstable – Blue Economy, where can Barnstable amplify and grow with this and strengths?

Paul Niedzwiecki, large community Barnstable. A lot of variety with the seven villages. Barnstable has a 200 million dollar budget, can act quicker, tremendous advantages. Not just outer Cape. Examples of blue economy. CC Healthcare is major industry. A lot of opportunity on Main Street, can't say no to everything. Historic buildings that are vacant. Redevelopment authority needed for Main Street. Have a more living Main Street. Not healthy if just real estate offices. Residential happening in industrial park. Industrial zoning, have sewerage out there. Will have to extend services and will put pressure on everybody's taxes. Need to put housing where is more beneficial for the community. Main Street is where you could do this.

Asia Graves thanks Paul for the presentation. Where else do you think we should be doing housing? Climate change issues need to be addressed, the more we build away from water the better.

Paul Niedzwiecki, independence isn't good – Main Street needs to be more residential housing. Centerville might want some infill.

Asia Graves broadband issues. Power outages.

Paul Niedzwiecki, 150 million available for broadband, the state. Need an independent analysis. Will need some government intervention. Not enough electric power stations. Climate change is an economic imperative. Coastal value properties will start to dip.

Avery Revere, Independence Park area – New England development ready to build another in Hyannis. Hanover type project is not appealing.

Paul Niedzwiecki, thinks can be better choices. LCPC decide where infrastructure is more sustainable. Have to give guidance, for where and what kind.

Public Comment

Roberta Mauch, Greenwood Ave. Seeing empty strip malls. Noticeable that we are struggling. A lot to consider, it's the health of the community. Some type of incentive to help residential communities be upgraded.

- Initial goal setting exercise for the Economic Development Chapter – Break out groups.

Report back: Re convene from break out group

Elizabeth Jenkins gives report. Cultural events, add more diversity and celebrate community. Large indoor facility and large landmark events and landmark pub events. Bring all together with focus on communication and marketing around Arts Barnstable. And inclusive of all in the events. Streamlining permits, special events, food trucks. Art competitions. Collaboration. Healthcare and access at a smaller scale. Working with smaller organizations. Shorter leases for Economic Centers and immigrant communities. Job training in multiple languages. Website being more user friendly. Collaboration with the schools and communication; and job opportunities and schools as well. Talk with schools. 4 year programming especially with college for blue economy and technical school Recreation, Cape Cod Rail Trail and developing indoor facilities as well. Infrastructure, grid resiliency. Permit coordination and guide through the process and to help business.

Lindsey Counsell - get comments up asap.

GENERAL CORRESPONDENCE

Have had some emails about enhancing our engagement process. Maybe do meeting with just public comment. Scheduled to go back out to the villages and maybe larger meetings. Get input.

Mark Hansen asks if deadline to get program done?

Elizabeth Jenkins, no.

Lindsey Counsell, talk of another year.

NEXT MEETING

- June 27, 2024 at 5:30 PM to be held in person at the Barnstable Town Hall James H. Crocker Jr. Hearing Room 367 Main Street, Hyannis, MA

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

ADJOURNMENT

Lindsey Counsell entertains a motion to adjourn, moved by Asia Graves, seconded by Mark Hansen,

Vote

All aye

The meeting ended at 7:52 p.m.

Respectfully submitted,

Karen Pina

Principal Assistant, Planning & Development Dept.

The list of matters are those reasonably anticipated, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.