



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Board Members

Steven Costello – Chair Jeffrey Swartz – Vice Chair Patrick Foran – Clerk Mary Barry Stephen Robichaud Aimee Guthinger Robert Twiss
Mathew Levesque – Town Council Liaison

Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director
Kaitlyn Maldonado, Senior Planner
Karen Herrand – Principal Assistant karen.herrand@town.barnstable.ma.us

**Town of Barnstable
PLANNING BOARD**

Minutes

November 23, 2020

BARNSTABLE TOWN CLERK

2021 FEB 9 PM 3:13

Steven Costello – Chairman	Present
Jeffrey Swartz – Vice Chairman	Present
Patrick Foran – Clerk	Present
Marry Barry	Present
Stephen Robichaud	Present
Aimee Guthinger	Present
Robert Twiss	Present

Also in attendance via remote participation were Elizabeth Jenkins, Director, Planning & Development, Gloria McPherson, Economic Development Coordinator, Planning and Development and Kaitlyn Maldonado, Senior Planner, Planning and Development.

The Planning Board's Public Hearing will be held at 7:00 p.m. by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

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://zoom.us/j/98411626491>

Phone: 888 475 4499 US Toll-free Meeting ID: 984 1162 6491

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and are not permitted to be physically present at the meeting, and may

- Provides additional parking in the area, while keeping it on the lower part of the property.

Attorney Ford then introduces Mr. Kurker to the Planning Board.

Mr. Kurker states that the parking lot entrance which is only on Pleasant St. is hidden by trees. It is a typical commercial lot with additional group parking. House and landscaping will be all that is seen from the Street. No trailers will be allowed. The cost to move and renovate the house is so high that the parking lot is needed to help defray costs.

Chair Steven Costello entertains a motion to open the meeting to the public, moved by Jeff Swartz, seconded by Mary Barry.

Roll Call Vote;

Steven Costello - aye

Jeff Swartz - aye

Patrick Foran - aye

Mary Barry – aye

Stephen Robichaud – aye

Aimee Guthinger – aye

Bob Twiss - aye

So voted unanimously to approve.

Nancy Clark, President of the Historic Commission for the Town of Barnstable.

Chair Steven Costello explains that this is a separate and unique Commission from the regular one.

Ms. Clark states that she doesn't entirely agree with the plan regarding the moving of the house. She prefers it would be moved but only if it safe to do so. This is a very valuable house to the National Registry.

Felicia Penn sent a three and a half page statement to the Board which they received last week. Attorney Ford had stated previously that they were looking at housing for the lot and she thought that was a good idea. He can build housing and not need a waiver. She has learned more about the project tonight and doesn't see any benefits to the Town with this project. The applicant is asking the Board to approve an 81 space, pay to park lot, which is not allowed and override zoning so that he can recoup his costs for restoring an historic building. She doesn't see how this benefits the Town. Clearly there's a vision for the Harbor District and she feels this is injurious. They need to show a direct benefit for the Community. Traffic report does not show a need for this lot.

Cheryl Powell, Chair of HHDC

Regarding Ms. Clark's comment about the house being neglected for years.

One of our objectives is to preserve the historic house. We think the property can be moved and if it didn't there would be a replica. We are mostly concerned with the house and if it fails, making use of any salvaged materials will be used in the replica. It was passed through HHDC even though some were not ecstatic about the parking lot.

Jeff Swartz interjects that it wants to make sure that it doesn't end up another fiasco.

Cheryl Powell states that they came up with a clean project.

Robert Twiss asks what the long term plan is. The plan states approving for five years. What happens after that?

Elizabeth Jenkins states that the applicant must receive a license from the Town Managers office, on an annual basis, as a parking lot. He has to do so under zoning permanently, unless otherwise conditioned.

Aimee Guthinger asks to clarify the tax benefit for the Town.

Elizabeth Jenkins replies that tax is typically valued in terms of land and structure. In this case, there is unlikely to be any significant tax.

Mr. Robichaud asks if the lot to the North was granted a permit or was that pre-existing or non-conforming?

Elizabeth Jenkins...Those lots do have pre-existing and non-conforming rights under the zoning board ordinance.

Mr. Robichaud asks if footprint would change to the house.

Attorney Ford states that the footprint is not supposed to change. A portion of the house, which is not original to the house, will not be moved.

Mr. Robichaud asks Mr. Kurker if there is any other solution besides the parking lot.

Mr. Kurker replies that there is a draining easement under the property and set backs that wouldn't allow housing. The parking lot is the best way for him to make a profit.

Mr. Twiss asks if the app tells you if there are spots available to which Mr. Kurker replies yes.

Mary Barry likes the idea of keeping the area residential.

Patrick Foran asks if 232 could accept trailers.

Mr. Kurker replies that it's already being done.

Mr. Swartz comments that the Town as a whole has done a great job and what always comes up is there's not enough parking. He always worries about wastewater and pollution

Chair Costello states it's very helpful to drive by this property. The most significant benefit to the Community is that the historic house will be saved. He wondered why they hadn't heard from abutters.

Attorney Ford replies that there are positive letters from neighbors

Mr. Kurker states that the Housing Authority is a neighbor and they're very supportive.

Chair Costello state that this requires further discussion.

Attorney Ford requests that they ask for whatever is needed before the next meeting. We will also provide tax benefit is and the height of the retaining wall.

Jeffery Swartz makes a motion to continue this discussion and keep open to the public on December 14, 2020, seconded by Mary Barry,

Roll Call Vote;

Steven Costello - aye

Jeff Swartz - aye

Patrick Foran - aye

Mary Barry - aye

Stephen Robichaud - aye

Aimee Guthinger - aye

Bob Twiss - aye
So voted unanimously to approve.

Approval of Minutes

November 9, 2020, draft minutes

Chair Steven Costello entertains a motion to approve the draft minutes of November 9, 2020, moved by Jeff Swartz, seconded by Mary Barry,

Roll Call Vote;

Steven Costello - aye
Jeff Swartz - aye
Patrick Foran – aye
Mary Barry – aye
Stephen Robichaud – aye
Aimee Guthinger – aye
Bob Twiss – aye

Approval of Minutes

March 27, 2017 draft minutes

Chair Steven Costello entertains a motion to approve the draft minutes of March 27, 2017, moved by Jeff Swartz, seconded by Mary Barry,

Roll Call Vote;

Steven Costello - aye
Jeff Swartz - aye
Patrick Foran – aye
Mary Barry – aye
Stephen Robichaud – aye
Aimee Guthinger – aye
Bob Twiss - aye

Matters Not Reasonably Anticipated by the Chair

Elizabeth Jenkins.

The Town's Economic Development Task Force made a presentation to the Town Council last Thursday. They hired a consultant team to ease zoning. A draft of this can be found on the Planning and Development home page.

Future Meetings: Future Meetings: December 14, 2020, and January 11, 2021, @ 7:00 p.m.

Adjournment

Chair Steven Costello entertains a motion to adjourn, moved by Jeff Swartz, seconded by Mary Barry,

Roll Call Vote;

Steven Costello - aye
Jeff Swartz - aye
Patrick Foran - aye
Mary Barry – aye
Stephen Robichaud - aye
Aimee Guthinger – aye

Bob Twiss - aye

The meeting adjourned at 8:30 p.m.

Respectfully Submitted

By Kate Thompson

Further detail may be obtained by viewing the video via Channel 18 on-demand at
<http://www.town.barnstable.ma.us>

FORWARDED