



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Board Members

Steven Costello – Chair Stephen Robichaud – Vice Chair Mary Barry - Clerk Robert Twiss Michael Mecenas Raymond Sexton Tim O’Neill

Planning & Development Dept. Staff Support

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

BARNSTABLE TOWN CLERK

2021 DEC 16 PM 3:04

Town of Barnstable PLANNING BOARD Minutes November 22, 2021

Steven Costello – Chairman	Present
Stephen Robichaud – Vice Chairman	Present
Mary Barry – Clerk	Present
Robert Twiss	Present
Michael Mecenas	Present
Raymond Sexton	Absent
Tim O’Neill	Present

Also in attendance via remote participation were Planning & Development Staff; Elizabeth Jenkins, Director, Kaitlyn Maldonado, Assistant Director, James Kupfer, Senior Planner, and Karen Herrand, Principal Assistant. The Planning Board’s Public Hearing will be held at 7:00 p.m. by remote participation methods.

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/95026505457>

Phone: 888 475 4499 US Toll-free

Meeting ID: 950 2650 5457

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing.

Application materials may be accessed by contacting Karen.herrand@town.barnstable.ma.us or calling 508-862-4064.

with clarification on final seat count. Final elevations submitted, no revisions. Memo and landscape plan submitted, some minor modifications with landscape, re small island space. There will be no outside storage units.

Chair Steven Costello asks about the mitigation.

Attorney Princi replies not able to arrive at a dollar amount for mitigation yet. The amended draft has a blank to look at tonight for this.

Jim Kupfer explains – refers to Staff Report, Exhibit A. Based on Peer Review/World Tech. traffic numbers, looked at comparisons in and around area. Looked at Tractor Supply and Chick Fil- A for comparison for traffic volumes. Analysis and worked with Cape Cod Commission (CCC). Gave info to World Tech as well. Stress points, when will this directly impact our public ways, mornings. Arrived at the numbers \$141,000. \$106,288, Board can consider and provide comments.

Chair Steven Costello states that it is important to understand this framework and the consistency. Take all things into consideration.

Tim O'Neill – 25% deduction with Chick Fil-A, not sure where that came into play. Zoning table and requirements for seating.

Jim Kupfer replies, 25% reduction was the example used for comparison of how CCC would consider.

Kate Maldonado interjects, 22 was the original for the seating count. Total is up to 32 seats and updated within the zoning table. Assuming the sq. ft. left in Bldg. B which would require more parking. The waiver would be for 11 spaces with 30 seats, assuming retail. Zoning table now reflects that.

Michael Mecenas thanks all involved and in making the improvements.

Bob Twiss – important to be consistent with the mitigation, so moving forward everyone will know what to expect.

Mary Barry, important to be consistent. Making waivers for the area to have some aspects that weren't zoned for this area, but should be consistent with mitigation. What are the plans for the second part of Bldg. B.

Attorney Princi, no tenant currently in discussion/negotiation. If lease up with Starbucks maybe after signed.

Chair Steven Costello asks what are the chances that Starbucks would want more space?

Attorney Princi, this is there desirable type of space, this amount of sq. footage. No suggestion that they would have additional space.

Stephen Robichaud, the change in waiver for parking, ok with this. Mitigation, agree that should be consistent. Was CCC the leading authority on the comparison with Chick Fil- A and Tractor Supply, is the 25% if do certain or some type of point system?

Jim Kupfer replies, looked at the comparisons of what Chick Fil-A provided, sidewalks, bike racks, in review similar amenities were here, in the formula for this.

Stephen Robichaud doesn't see a path to deviate from this set form.

Chair Steven Costello is comfortable with the updates. Wants all to be aware that this is a significant traffic area. Mitigation will directly impact this area.

Elizabeth Jenkins correct. The formula – potential uses of funds looked into. Worked with DPW and Town owned portion to address safety and traffic congestion for vehicles and pedestrians. For a benefit in the immediate area. Hope to see project progress in terms of the conceptual corridor developed out and to a final engineering plan in near future.

Chair Steven Costello pleased with how the site has been developed.

Attorney Princi replies, at the beginning of the discussion mitigation did not come up. Peer review came up for traffic study. These were in excess of \$30,000 fees. Starbucks does not do business after 4 p.m. unlike Chick Fil-A that runs business into the evening. Negotiations are still very far apart. Understands in terms of consistency, this is a unique site. This is not going to generate as much revenue as might think. The site will be and is much improved.

Stuart Bornstein in attendance. Spent a lot of money for previous issues in order to take down the old building, the VFW. The comparison for Chick Fil-A and a coffee shop is unreasonable. Did more than simple sidewalks, they did water services for other tenants, hydrants, put 2 in. In excess above and beyond \$150 - \$200, 000. This is a small store that doesn't generate nearly as much as Chic Fil-A. Starbucks is a decent tenant. To pay this on top of what we have paid already is excessive. Spent a lot of money that the Town should have spent on things that needed to be done.

Chair Steven Costello would argue that Chic Fil-A would generate more, however this is a safer site, traffic wise. This site is in one of the most highly traveled roads on the Cape. Not really sure what is going to happen. Money would go to this traffic issue. In beginning of this original regulatory agreement, we didn't know what was going to go into building B. Don't know what is going to happen in the future and will be fair to the Town. Mitigation is a component in a regulatory agreement and expectation. Would be comfortable at a round flat \$100,00 – take into consideration the traffic study cost.

All Board members agree.

Kate Maldonado – the bike rack item detail to be added to the plan. Request that we add condition for bike rack added prior to any building permit issue.

Motion made by Mary Barry to close the Public Hearing, seconded by Bob Twiss,

Roll Call Vote:

Tim O'Neill - aye

Michael Mecnas - aye

Bob Twiss - aye

Mary Barry - aye

Stephen Robichaud - aye

Steven Costello - aye

Motion made by Mary Barry to recommend the execution of Regulatory Agreement No. 2019-003, as amended, with Airview LLC to Town Council, with the following amendments, mitigation fee to be \$100,000 and a detailed bike rack plan to be submitted prior to any building permit issuance, seconded by Tim O'Neill,

Roll Call Vote:

Tim O'Neill - aye

Michael Mecenias – aye
Bob Twiss - aye
Mary Barry - aye
Stephen Robichaud - aye
Steven Costello - aye

Matters Not Reasonably Anticipated by the Chair

Correspondence

ENF – 0 Long Beach Rd. Ost. – Pier construction - Pryshlak

Approval of Minutes

November 8, 2021, draft minutes

Chair Steven Costello entertains a motion to approve draft minutes of November 8, 2021, moved by Mary Barry, seconded by Bob Twiss,

Roll Call Vote:

Tim O’Neill - aye
Michael Mecenias - aye
Bob Twiss - aye
Mary Barry - aye
Stephen Robichaud - aye
Steven Costello - aye

Future Meetings: December 13, 2021 and December 27, @ 7:00 p.m.

Adjournment

Chair Steven Costello entertains a motion to adjourn, moved by Mary Barry, seconded by Tim O’Neill,

Roll Call Vote:

Tim O’Neill – aye
Michael Mecenias – aye
Bob Twiss – aye
Mary Barry – aye
Stephen Robichaud – aye
Steven Costello - aye

The meeting adjourned at 7:52 p.m.

Respectfully Submitted
Karen Herrand, Principal Assistant, Planning & Development

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

List of Exhibit Documents

Exhibit A - Staff Report - Airview LLC, Inc. – Modification of RA No. 2019-03