



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Board Members

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

Mathew Levesque – Town Council Liaison

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

Town of Barnstable PLANNING BOARD Minutes January 23, 2023

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

Also in attendance via remote participation were Planning & Development Staff; Elizabeth Jenkins, Director, Kate 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://townofbarnstable-us.zoom.us/j/85736829910>

Phone: 888 475 4499 US Toll-free

Meeting ID: 857 3682 9910

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.

Call to Order

Introduction of Board Members and Staff Members

Roll Call Attendance

Ray Sexton

Tim O’Neill

Steven Costello

Stephen Robichaud

Notice of Recording This meeting is being recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

Public Comment:

Chair Stephen Robichaud asks for any general public comment. None.

Approval Not Required:

Bayridge Realty LLC – Dennis Kerkado have submitted an Approval Not Required Plan entitled “Approval Not Required Subdivision of Land, dated December 16, 2022” for 900 Old Stage Rd., and 0 Patriot Way, Centerville, MA

Matt Eddy of Baxter Nye Engineering and surveying in attendance. Two parcels, adjusting the lot line to meet Zoning. Combined 5.95 acres. One lot 3.95, front on Old Stage. Other 2.0, 69 ft. of frontage on Patriot Way.

Jim Kupfer, lot area adequate and both have a way that’s accessible.

Chair Stephen Robichaud entertains a motion to approve/endorse, moved by Ray Sexton to endorse the plan entitled “Approval Not Required Subdivision of Land at 900 Old Stage Road Centerville, MA” prepared for Bayridge Realty, LLC, by Baxter Nye Engineering and Surveying, dated December 16, 2022 as an Approval Not Required Plan, seconded by Tim O’Neill,

Roll Call Vote:

Ray Sexton - aye

Tim O’Neill - aye

Steven Costello - aye

Stephen Robichaud - aye

Regulatory Agreements:

Shoestring Properties, LLC seeks to enter into a Regulatory Agreement with the Town of Barnstable to construct thirty-four (34) condominium units in two (2) buildings with associated improvements at 110 School Street and 115 School Street, Hyannis. The redevelopment consists of twenty-two (22) 3-bedroom units and twelve (12) 2-bedroom units. A total of 70 parking spaces will be provided. (Majority of members present and voting) *continued from August 8, 2022, in order to form a sub committee and continued from September 26, 2022, October 3, 2022, October 24, 2022, November 14, 2022, and December 12, 2022*

Chair Stephen Robichaud - would like update. Three members of the Planning Board are out tonight, does not recommend a vote and continue to next meeting for a vote.

Attorney John Kenney in attendance. Stuart Bornstein in attendance. Can 3 members miss a meeting and all mullin in?

Jim Kupfer, doesn’t apply to this. But can get opinion from Town Attorney.

Attorney Kenney – wants to confirm how many members needed for the Board. Would like to discuss with his client. *Five minute recess taken.*

Will proceed.

Attorney Kenney. Gives update since last meeting. Have submitted revised plans and draft agreement. Now proposing 4.5 floors with more stylish roof. Each bldg. has been reduced approximately nine ft. bedroom units reduced. Eliminating units. Asking for minor concessions. Intersection School Street and South Steet. Town to install pedestrian signals and beacons. And offsite affordable housing units. Proposing 5, 3 bedroom units. Will provide at 310 Barnstable Rd. Will now reduce the number of units in the Dockside project. Architectural proposal presentation shown.

Dale Gienapp in attendance.

Mike Need shows renderings. Views from all streets for both parcels/proposed buildings. Level of scale. Pergolas. Eye level perception.

Dan Ojala, site plan zoning summary does have exact dimensions. Reduces the density and will have more parking with the elimination of units.

Stuart Bornstein, piece of art this project for the Harbor District. This makes a statement. Superior for the Town. A lot of rich details. Maintenance free for 50 years.

Ray Sexton, parking ratio?

Dan Ojala, down to 14 units, 1.5 per would give 21 spaces required, plus visitors, 29 provided. 27 under and 2 at street level. East, 15 units would be 23 and totals 25 total for that bldg. 33 under bldg., 3 near wetland area and 5 closer to South Street. Some excess on both.

Tim O’Neil, video walk through was very good. Any change to road width, curb cuts?

Dan Ojala shows landscape site plan – street improvements, crosswalks at four corner points and new curbing, sidewalks wider. Fire Dept. connections, 4 as well as hydrant. Loading zones. Handicap ramp. Clear glass elevator. Lightposts. Everything on South Street will be underground.

Steven Costello, this is a positive step. Will be attractive building.

Chair Stephen Robichaud, trash removal – facilities on east parcel?

Dan Ojala, will be typical rolling bins and will be a smaller trash truck to pick up. Sheds.

Chair Stephen Robichaud asks for any public comment - New information only.

Lori Crawley in attendance. Opposed. Density problems and problems with waivers. Traffic study and back ups that are here now. Hyannis water. Affordable housing. No pictures of how this will be/look like. All villages. 29 units most likely not owned by people who live here full time.

Roberta Elizabeth Mauch in attendance. Loved the Dockside restaurant. Would like it still there for the public. This is a gorgeous view. Let’s keep old Cape Cod. This is a beautiful project, but the view will no longer be available for the public.

Marie LeBlanc in attendance. Concerns with density.

Felicia Penn in attendance. Not an ugly project, just the location is the issue, wrong location. Comments for the Regulatory Agreement. No mention of phase 1 and phase 2, this should be addressed and when completed. Pg. 11, no. 22, D, is listed as a benefit to the Town. Upgrade needed anyway, benefit to the project. Electric plug in stations, how many? Public use? Why listed as public benefit. Low water usage, not a benefit to Town. Not enough benefits to the Town with this Regulatory Agreement. Still over 300 percent for density. Still too high. Pg. 15, item K, want to reduce parking area. No street trees? Pg. 16, from HHDC, waiver, maybe not purview of the Planning Board, probably Town Council. Pg. 17, no. 30, full time property manager, contact info, Town would need this information, some indication of who to contact for this. No indication of how time to finish. Why is height still 2.5 even with the new zoning being proposed? Harbor history to increase public view. Housing structures previously removed for views. Still too high. No overwhelming long time benefit. Zoning is statutory law. Reject request for density height and landscape waivers. This is detrimental.

Laura Cronin in attendance. Thinks project is beautiful. In the wrong place for the harbor. Still too high. Granting these waivers allows for others. Please have next meeting in public, not Zoom meeting. Public is missing the opportunity to participate. Staff report outlining the changes, all of waivers looking for now? A report outlining all current waivers.

Attorney David Lawler in attendance with Wayne Kurker. Reduction, not really. 4.5 story buildings. Zoning changes are going to be done with Hyannis area. No changes to this area. Traffic issues. Construction time frames, would this be through the summer? Any restrictions for this? Some type of pause if this is approved and not permitted in summer months. Construction moratorium?

Wayne Kurker in attendance. Why would make a spot zoning here now? The precedent seems contrary to what is being proposed to the Town. Future zoning in Hyannis Harbor?

Lori Crawley, affordable housing moved away from the project, is that part of this project. Why not seeing the structure of that?

Chair Stephen Robichaud states has been discussed in previous drafts – 5 units now being proposed.

Chair Stephen Robichaud entertains a motion to continue, moved by Steven Costello to continue to Feb. 13th, 2023, seconded by Tim O'Neill,

Roll Call Vote:

Ray Sexton - aye

Tim O'Neill - aye

Steven Costello - aye

Stephen Robichaud - aye

Staff Updates

Local Comprehensive Plan Update

Kate Maldonado in attendance. Gives an update on the LCP. Had meetings and have some comments, visit webpage and document library tab has minutes. Jan. 26th in person at Town Council at 5:30 p.m. will update. Phase 1 end of Feb. early March will have a summary of all and review of public comment and patterns being seen with the vision. This coming Thursday. This Wed. Great Streets meeting in person at Barnstable High School main cafeteria. Presentation 7 to 8 p.m. and open house after. Early design concepts. Both meetings will be recorded.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

December 12, 2022, draft minutes

Chair Stephen Robichaud entertains a motion to approve draft minutes of December 12, 2022, moved by Tim O'Neill, seconded by Steven Costello,

Roll Call Vote:

Ray Sexton - aye

Tim O'Neill - aye

Steven Costello - aye

Stephen Robichaud - aye

Correspondence

Chapter 91 Notice – 53 North Bay Rd., Barnstable – pier, ramp and float – North Bay Realty Trust

Chapter 91 Notice – 94 Long Beach Rd., Centerville – pier, ramp and float – Helen Hughes

Future Meetings: February 13 and February 27, 2023, @ 7:00 p.m.

Adjournment

Chair Stephen Robichaud entertains a motion to adjourn, moved by Steven Costello, seconded by Ray Sexton,

Roll Call Vote:

Ray Sexton - aye

Tim O'Neill - aye

Steven Costello - aye

Stephen Robichaud - aye

The meeting adjourned at 8:29 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>