



# Town of Barnstable Planning Board



[www.town.barnstable.ma.us/PlanningBoard](http://www.town.barnstable.ma.us/PlanningBoard)

### Board Members

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

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](mailto:karen.herrand@town.barnstable.ma.us)

## Town of Barnstable PLANNING BOARD Minutes August 28, 2023

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

*Also in attendance were Planning & Development Staff; James Kupfer and Karen Herrand, Principal Assistant.*

Application materials may be accessed through the Planning Board website at:

<https://www.townofbarnstable.us/boardscommittees/PlanningBoard/default.asp?brd=Planning+Board&brdid=19&ear=2023> or by contacting [Karen.herrand@town.barnstable.ma.us](mailto:Karen.herrand@town.barnstable.ma.us) or calling 508-862-4064.

**Call to Order**                    Introduction of Board Members and Staff Members

### **Attendance Roll Call**

**Matt Teague**

**Mary Barry**

**Ray Sexton**

**Bob Twiss**

**Tim O’Neill**

**Stephen Robichaud**

**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>

### **Public Comment**

**Chair Stephen Robichaud asks for any general public comment, none.**

### **General Business**

Comprehensive Wastewater Management Plan (CWMP) update from DPW

Rob Steen, Dept. of Public Works (DPW) in attendance.

Kelly Collopy, DPW in attendance.

Rob Steen – asks if the Board would like a presentation or Q & A tonight?

Chair Stephen Robichaud would like a version/history/summary of how we got to this.

Rob Steen – presentation. General Problem. Nitrogen “208” - Sources of nitrogen. Storm water, septic. 80% from septic systems. Effects of nutrients in coastal waters. Effects of algae bacteria. Fresh water is phosphorus.

Chair Stephen Robichaud confirms phosphorus in fresh water.

Rob Steen - Studies MEP and DEP. Reports looked at what would be healthy. Eel grass important. TMDL's tells level that need to get below.

Watershed is organization of water. Average nitrogen removal by watershed. Amount needed to be removed. Sub water sheds. Three bays. Other issues. CEC's, emerging contaminants. Solutions; traditional, non traditional's, management. Half of the town needs sewer replacement.

Ray Sexton – what zoning means for Planning Board?

Rob Steen, theoretical. Zoning could be utilized for no future growth, town not doing. Future buildout. Title 5 going away. Planning Board could take a role how future will work.

Chair Stephen Robichaud – does sewer percentage change with housing production? Should we be concerned?

Rob Steen explains treatment facility and how works. Upgrading treatment facility. 30 year plan.

Bob Twiss, fiscal year report, appendix A, map of town. Large percentage not color coded, white means no current plan for sewer. Why not needed in this area?

Rob Steen, possibly sewer, all including these white areas.

Bob Twiss, finance, through phase 3, are homeowners going to pay for?

Rob Steen, all finance to Mark Milne. Assessments will be people connecting to the sewer.

Bob Twiss-people will have questions, assessments and charges.

Potential Solutions. Force main sewer. Gravity sewer. Pump station. Adding a lot more pump stations. Completely upgrade treatment facility. Inverse farming. Explains wastewater treatment. Conversion to nitrogen. Non traditional. Management solutions. Plan – 30 year plan. Non traditional, 3 bays. Mill Pond. Warren's Cove. Cranberry bog solution.

Ray Sexton. Cotuit Bay dredging. Shoestring Bay?

Rob Steen, been completed and now watching to see what the effect is.

Kelly Collopy, protecting Barnstable's water resources. Re designed website. Accessing information easily. Phases, each a 10 year map.

Rob Steen, map and coloring meanings for phasing. Shoestring Bay in purple coloring. Mashpee. Popponesset Bay area. Not tied to a timeline, need to figure out where going with the wastewater. Joint Base Cape Cod possibility. Probably back to Barnstable. Red area will take close to a decade. Can

meet up with Cotuit area. Possibly more of a hybrid approach in future. Innovative Alternative (IA) is system meant to deal with nutrients.

Ray Sexton – Santuit Pond empties into Shoestring Bay. Mashpee River and Popponesset Bay. Really bad condition. This is two town's a shared problem. Who in Barnstable is dealing with Mashpee?

Rob Steen, DEP is contact for this. Each community is subject to its own watershed. Problem has formed over multiple generations.

Title 5 – State working on new regulations and watershed permits. Nitrogen sensitive area and don't have watershed permit will need to upgrade within certain period of time. CWP can be basis of watershed permit. Entire town.

Rob Steen – IA won't get 100% out. Started treating wellheads and then PFAS dropped.

Nitrogen swaps. Discussion. Shoestring Bay. DEP three year time period. Innovative Alternative (IA) system, some are approved. Experimental systems. Barnstable Clean Water Coalition (CWC). Costs. Upgrading septic systems with new construction. Water plans and wastewater plans. Groundwater. Installation of sewer and Vineyard Wind project (duct bank).

Kelly Collopy, phases. Vineyard Wind – route strawberry Hill Rd. Rte 28 East. Rte 28 west. Park City Wind Project. Timelines for sewer completion areas.

Chair Stephen Robichaud – Rte 28 and Willow Street. State project. Rob Steen, did town piping at same time.

Kelly Collopy, website where can get updates on projects and summary. Project page. Sewer connection page. Outreach for where sewer service to be done. Town does not install on private property. Board of Health. Private owner hire a licensed sewer installer. Connection costs and inspection. Septic abandonment – Board of Health. Utility billing.

Mary Barry, does property owner have to do this?

Rob Steen, technical person, need people to do this. Policy level. Pump station locations. Some homes may need their own. Billing re treatment facility operations.

Ray Sexton asks if financial needs/assistance for?

Rob Steen, have Mark Milne in to go over this information with. The County loan program is there to help with funding. Policy information.

Kelly Collopy, do list what we know of what is available, as more come available will add to the site. Link to pond and lake information. Watershed updates.

Tim O'Neill – amount of additional capacity.

Rob Steen, CWMP real time data used with actual flows. Planning, build out. White area. Putting in pipes big enough in this area. Future expansion for.

Chair Stephen Robichaud, how is build out calculated?

Jim Kupfer, going parcel by parcel and looking at what is there and a plan out for new growth. Form based code, doesn't alter new growth.

Rob Steen, what is realistic to accommodate for and what is contingency for. Planning & Development and DPW communicate constantly re this and growth.

Tim O'Neill, any problematic areas more than others?

Rob Steen, thinks well positioned with what we expect to come. LCP will help to see how community will look like.

Matt Teague, average gallons per bedroom?

Rob Steen, 110, but when Title 5 is not here will not apply.

### **General Correspondence**

None

### **Chapter 91 Notices**

Chapter 91 Notice - 710 – 713 Sea View Avenue Realty Trust – pier, ramp and float Sea View Ave, Barnstable

Environmental Notification Form – Proposed Sandy Neck Beach Long-Term Coastal Resilience Project

Chapter 91 Notice – 142 Willow Run Drive – Pier

### **Staff Updates**

Local Comprehensive Plan

Jim Kupfer, LCP phase 2 starting back up mid October. Consultants for phase 2. Want to get ready for Committee.

### **Weekly Recap**

Jim Kupfer, met with several developers. 307 Main St., Hyannis and 201 Main St., mixed income units. Will come before HHDC. Small developments as well. Under utilized properties. Some Quality redevelopment. Moving. RFP's for redevelopment of old Marstons Mills school property. Barnstable Adult Community Center, small redevelopment small lot, Town would do this one.

Ray Sexton – Design Guidelines. Does HHDC have these? Marstons Mills School is town owned property?

Jim Kupfer, proposed, applicants are seeking to meet these. P & D's webpage has the guidelines on here, comments through Sept. 15<sup>th</sup>. Projects are working towards this/these guidelines.

Marstons Mills school is town owned and taking on the project.

### **Matters Not Reasonably Anticipated by the Chair**

### **Approval of Minutes**

July 31, 2023, draft minutes

**Chair Stephen Robichaud entertains a motion to approve, moved by Matt Teague, seconded by Mary Barry,**

### **Roll Call Vote:**

**Matt Teague - aye**

**Mary Barry - aye**

**Ray Sexton – aye**  
**Bob Twiss - aye**  
**Tim O’Neill - aye**  
**Stephen Robichaud - aye**

**Future Meetings:** September 11, 2023, @ 7:00 p.m.

**Adjournment**

**Chair Stephen Robichaud entertains a motion to adjourn, moved by Bob Twiss, Seconded by Tim O’Neill,**

**Roll Call Vote:**

**Matt Teague - aye**  
**Mary Barry - aye**  
**Bob Twiss - aye**  
**Tim O’Neill - aye**  
**Ray Sexton - aye**  
**Stephen Robichaud - aye**

The meeting adjourned at 9:18 p.m.

Respectfully Submitted  
Karen Herrand, Principal  
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>