

Local Comprehensive Planning Committee

Minutes

Wednesday, October 30, 2024, at 5:30 PM

Call to Order

Lindsey Counsell calls the meeting to order at 5:35 PM.

Member	Present	Absent
Wendy Northcross – Chair		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 is Planning & Development Staff Jim Kupfer, Director; Kate Maldonado, Senior Planner; and Karen Pina, Principal Assistant.

CALL 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 None

PUBLIC COMMENT

Mark Wirtanen, West Barnstable in attendance. Broad brush used to paint circle on map, a lot of land west of Route 132, YMCA and Burger King, Park and Ride. Don’t know why need to get involved with that. State highway. Rte 132 is perfect the way it is, don’t need to do anything more.

TOPICS FOR DISCUSSION

- Review and discuss public comment received for the draft Future Land Use Map and coordinate additional edits as applicable

Jim Kupfer, will be going over the Land Use Map and comments received to date. We reviewed map from 2010 at last meeting. Put out for public comment.

Review of presentation – Vision statement, Existing conditions. a lot of public comments touch back to our map/vision. Chapters and Expert presentations, Future Land Use Map and Action Plan.

Refers to the map – residential and rural areas. Boundaries. Future Land Use Map Study Areas. West End Neighborhood Master Plan. Rte 132 study corridor area. Potentially studying the Cape Cod Community College (CCCC) area. Interactive Tool. 55 comments submitted on line. 25 comments via email.

Comments: residential & rural area.
Regional Economic Center
Downtown Hyannis GIZ/Historic Village

Jim Kupfer – comments. Heard about protection of and pattern. Protect single family zoning districts. Coordinating regulation for short term rentals. Regional Economic Center. Independence Park area, a lot of new housing developments in this area. Revisiting Hyannis Zoning. Preserving village centers. Maybe some action strategies. Cotuit village center, could be expanded, where would main center be? Lighting. Also for Rte 132. Lighting near Park and Ride. Vegetation buffers and tree canopy requirements. Review acceptable uses. West End Area Master Plan – across from High School.

CCCC Master Plan area. Refining this study area? Coordinate for downgrading areas. Independence Village area Master Plan. Housing, small bays, affordable units warehouses and parking.

West End Neighborhood Master Plan. Rte 132 corridor study area. Contractor bays, high efficiency affordable housing located at nearby exits. Maritime areas. More ways to water, a little under 90 ways to water now.

Protect Water Quality:

Comprehensive plan for regular maintenance of Cotuit channel. Mashpee is attempting to clean up Popponesset Bay, but no action for Shoestring Bay. Consider feasibility of restoring herring run in the Twin Brooks watershed.

Study for septic solutions to protect groundwater.

Bike Path on West Main Street connecting to Downtown. Shared use path on West Main to Rte 28. Connection to Rail Trail. Multiuse path to connect the village and conservation areas.

Lack of sidewalks and bike paths for residents accessing workplaces and shopping. Multi mobile transportation. Improve traffic issues.

Cheryl Powell, clarifies Lincoln Rd. connection?

Jim Kupfer, speeding concerns in West End area.

Lindsey Counsell, thinks yellow map is too complicated. Some of the markings hard to understand. Several Historic areas, can all be on one map. Airport areas. Maybe have two maps. South County Road?

Jim Kupfer, nothing with South County Road.

Lindsey Counsell, Growth Incentive Zone (GIZ) mapping takes out Hyannis Main Street Waterfront Historic District Commission (HHDC).

Cheryl Powell, looks very busy (map) color coding with historic districts.

Jim Kupfer, can make a future study area map and historic map.

Public Comment

Eric Schwaab, Hyannis in attendance. West Main Street. Three school institutions. Next generation might not want a car. High density of apartment complexes in Hyannis. We don't have the infrastructure for walkability, the whole West Main corridor has to be re thought. Need decent sidewalks and bike paths. The flow should be very clearly established. The area will continue to get dense. How to make more eco friendly.

Mark Hansen, replies – West Main. There are three different school bus times.

Katia DaCunha, likes people to be less dependent on cars and more ready for bikes and walkability.

Jim Kupfer, suggestions for consideration: triangle boundary amendment. West End Neighborhood. A lot of single family housing there, not including the neighborhoods.

Bob Twiss – most of this area is already fully developed. Suggestion to include in bigger study areas, going all the way down to Melody Tent, this traffic completely clogs up in the summer. How to mitigate this. Infrastructure. Everything in there will be impacted.

Jim Kupfer, CCC area, adjusting boundaries. What would be impacted.

Lindsey Counsell, thinks as general as possible is best. Really an area map.

Jim Kupfer, study area map, do we want to be more general in its designations?

Lindsey Counsell, yes, generalized approach, keep flexible that could change.

Mark Hansen, college areas include as broad an area as possible. A lot going on in the area. Need to be open to what could be in these areas and what partnerships that we may have potential with.

Jim Kupfer, three broken out maps. Will produce updated maps and provide on line. Leave comment open. Maybe bring up at next meeting, discussion. Can post as a comment tool on line.

Kate Maldonado. Schedule for next meeting. No Meeting in November, Town Council will be using dates/hearing room. Will cancel November meeting tomorrow. Next meeting in December - will be on December 19th. Calendar invites.

Will have three map iterations and actions for strategies. Blocked out two meetings.

Two phases with schedule. Targeting February, working for the Action Plan. February public outreach. The month of March for Staff to markup and capture comments. April go through chapter and review and vote on each chapter. End of May to Town Council. Almost two years to get where we are today.

Lindsey Counsell, confirms that it will have to go to Planning Board.

Kate Maldonado, Jim will report out and this will be a step to present the plan, probably in February.

GENERAL CORRESPONDENCE

NEXT MEETING

- December 12, 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 Cheryl Powell, seconded by Mark Hansen,

Roll Call Vote:

Cheryl Powell – aye

Mark Hansen - aye
Katia DaCunha - aye
Bob Twiss - aye
Avery Revere - aye
Lindsey Counsell - aye

The meeting was adjourned at 6:27 p.m.

Respectfully submitted,
Karen Pina

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.

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

APPROVED