

**Local Comprehensive Planning Committee (LCPC):
Existing Conditions Subcommittee
Minutes
Thursday, June 14, 2023 at 9:00 AM**

CALL TO ORDER

Felicia Penn calls the meeting to order at 9:00 a.m. with an introduction of attendees:

Member	Present	Absent
Felicia Penn	X	
Fran Parks	X	
Meaghan Mort		X

Also in attendance is Kate Maldonado – Assistant Director, Planning & Development; Jim Kupfer – Senior Planner; and Kyle Pedicini – Community & Economic Development Planner

NOTICE OF RECORDING

This meeting is being recorded and broadcast on Channel 18 and 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.

TOPICS FOR DISCUSSION

Review comments received for the draft Existing Conditions Report

Felicia Penn reviews that at the last meeting the subcommittee went through the public comments and suggestions submitted, and at this meeting they will be going over staff’s redlined version of the draft Existing Conditions Report.

Kate Maldonado shares the redlined draft (document entitled “Barnstable LCP Existing Conditions Report_Redline”) with the group and they walk through the changes by page.

Page 9:

- Ms. Maldonado created draft language about PFAs that DPW is now finalizing.
- “In Cape Cod” was changed to “on Cape Cod.”
- Language was added about carbon sequestration in response to a comment asking for it to be called out earlier in the report.

Page 10:

- Felicia Penn believes there is a contradiction in the paragraph beginning “The town is also working to map...” After discussion, Fran Parks suggests changing the word “map” to “balance” and to change the wording to “possible intent” rather than “intent.” The group agrees.
- Felicia Penn suggests changing the language of the last paragraph from “Development can be a major...” to “Development is a major...”

Page 13:

- The paragraph beginning “The highly successful...” was deleted in response to the group’s discussion at the prior meeting.

Page 14:

- Mistaken placeholder text of “and updated as of XXXXXXX” was removed from the first paragraph.

Page 15

- Language in the Offshore Threats and Opportunities section was revised to reflect the group’s prior discussion about using broader language for the existing conditions of the three off-shore wind projects.

Page 17

- Staff double-checked the total number of ponds in response to a comment stating that the value was incorrect. The value is correct as is.

Page 19

- Language was updated to state which village the ponds are located in.

Page 23

- Felicia Penn asks staff to make a note to ask the full Local Comprehensive Planning Committee to consider whether the last paragraph would be improved by adding language on sea level rise and the possibility of having to amend regulations.

Page 25

- Staff added language that reflects the link between open space and quality of life after discussion with Janet Milkman of the Barnstable Land Trust.

Page 26

- Staff is working with GIS to identify how much open space there is in each village and will update the table and language accordingly, in response to multiple comments about that.

Page 31

- Language was added that the town has first right of refusal if land under Chapter 61 is intended to be converted to a non-chapter use, in response to a comment from Barnstable Land Trust.

Page 39

- The spelling of Skunknett River was corrected.

Felicia Penn has two requested changes of wording but she's not sure where in the document they are. She will get back to Ms. Maldonado about those.

Page 47

- Language referencing Cape Cod Regional Policy Plan will be moved to the introduction.
- "In extreme cases" was changed to "in some cases."
- There had been discussion about including data on homes that have been condemned due to erosion. The Building Department had no data but long-time inspectors anecdotally were not aware of any. Instead, Ms. Maldonado included language about vulnerable roads that were identified by the Cape Cod Commission's Low Lying Roads Project.
- Language was removed referencing a "long history of sound land use policy" in response to comments identifying it as subjective.

Page 52

- References to the transfer station were removed.
- Language referencing the ferries and the local and regional bus services were added.
- The group asks to remove the last sentence on page 52.

Page 56

- The table will be updated with current values and a note added that the data is from June 2023. Felicia Penn says the current values don't show anything proposed, which should be included in "pipeline." She also requests to include the time range, completed projects, and language clarifying that the cap on building permits does not equal a cap on units.

Page 58

- Language referencing the now-repealed downtown Hyannis parking overlay district has been removed.

Page 59

- Felicia Penn requests to add language that part of the intent of the GIZ is to move development away from sensitive environmental areas.

Page 60

- Removed "to the maximum extent possible" from the sentence about complying with design guidelines.

Page 61

- Hans Kaiser of the Water Supply Division is reviewing the Water Supply language.

Page 65

- Clarifying technical language was added about the total maximum daily load of Barnstable Harbor and Rushy Marsh in collaboration with DPW.

Page 68

- Language was added to define pet and wildlife waste.

Page 74

- Language was clarified around the peak traffic levels on Route 28. The group discusses whether the new language that traffic is consistent is accurate. They decide to remove the language referencing peaks.
- Felicia Penn had identified a redundant word but isn't sure exactly what it was so will get back to Ms. Maldonado.

Page 78

- "Barnstable" was replaced with "Hyannis" and language was removed about Hy-Line being licensed and about Barnstable Harbor offering a ferry service.

Page 80

- Staff worked with DPW to add language and a map about the two-phase approach to the rail trail.

Page 85

- Language was changed about funding for each library.

Page 91

- There was a comment submitted suggesting that Barnstable was lacking telecommunication and broadband service infrastructure so Ms. Maldonado updated language to say that Comcast is the most pervasive vendor but did not think it was objective to say it's a monopoly. Felicia Penn suggests saying the town could benefit from additional options.

Page 96

- There was a comment looking for more current data on archaeological sites so Ms. Maldonado added language from the Massachusetts Historical Commission to be as current as possible.

Page 98

- Ms. Maldonado worked with staff to identify the total number of demolition applications that were approved by the town's 3 historical boards. Felicia Penn asks staff to double check the year the Sea Captains Row properties were from. Fran Parks adds that the Historical Commission is working on a bylaw change to have some authority over demolition by neglect.

Page 102

- Ms. Maldonado has reached out to several sources for data on how the population increases in the summer and will update the values with what she receives.

Page 123

- Language was added with recent data about how many visitors the Business Barnstable website has and the reach of the newsletter.

Page 126

- Ms. Maldonado coordinated with Assessing to get data on the current amount of housing units in Barnstable. They used that to identify properties that receive a residential exemption to figure out the percentage of homes that are not occupied by year-round owners, which could be as high as 51%. She explains that it is not a perfect number but an idea. Felicia Penn suggests reaching out to the Commission because they did a housing survey in recent years.

Page 127

- Language and values were added about short-term rentals. Ms. Maldonado worked with the Building Department to ensure accuracy.

- Language was clarified about unit size and household size to remove a subjective definition.

Ms. Maldonado adds that there was a comment about some of the maps so she reached out to Barrett Planning Group to review them. Fran Parks believes the maps would be more impactful if they were in the relative sections rather than at the end of the report. Felicia Penn suggests bringing that idea up to the full Committee.

Ms. Maldonado notes that the group had talked about adding a history section for each village, and she suggests that would be a good discussion for the full Committee and that it would be a separate effort from this existing conditions report. Once she finalizes these edits, the report will be available online to the public and will be presented to the full Committee.

PUBLIC COMMENT

There is none.

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

None.

ADJOURNMENT

Fran Parks makes a motion to adjourn. Felicia Penn seconds.

Vote:

Aye: Felicia Penn, Fran Parks

Nay: None

DOCUMENTS USED AT THIS MEETING

Document entitled "Barnstable LCP Existing Conditions Report_Redline"

Respectfully submitted,
Genna Ziino, Administrative Assistant

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