



Town of Barnstable Planning Board

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Board Members

Raymond B. Lang – Chair Mary Barry – Vice Chair David Munsell - Clerk Paul R. Curley Stephen Helman Steven Costello Fred LaSelva
John Norman – Town Council Liaison

Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director
Anna Brigham, Principal Planner
Karen Herrand – Principal Assistant - karen.herrand@town.barnstable.ma.us

BARNSTABLE TOWN CLERK

Town of Barnstable PLANNING BOARD Minutes July 10, 2017

2021 JAN 13 PM 2:57

Raymond B. Lang – Chairman	Present
Mary Barry – Vice Chairman	Present
David Munsell, Clerk	Present
Paul Curley	Present
Stephen Helman	Present
Steven Costello	Present
Fred LaSelva	Absent

Also in attendance were Elizabeth Jenkins, Director and Karen Herrand, Principal Assistant, Planning & Development Dept.

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.

Election of Officers: Election of Chair, Vice Chair and Clerk

Chair Ray Lang directs to Paul Curley, Chair of nominating Committee.

Paul Curley moves to open nomination of Officers, seconded by Stephen Helman, so voted unanimously.

Paul Curley nominates the following: Mary Barry for Chair, Stephen Helman for Vice Chair, and Steven Costello for Clerk.

Ray Lang entertains a motion to close nominations, moved by Paul Curley, seconded by Stephen Helman, so voted unanimously.

Ray Lang announces that he is stepping down as Planning Board Chair and supports the new nominated people for the Planning Board at this time.

Mary Barry comments and thanks Ray Lang for his time and his dedication for 22 years. They have learned a lot from him.

Paul Curley comments that Ray Lang has done a lot of significant work. He should be proud of his service. Thank you Ray,

Stephen Helman comments that he never doubted his commitment and dedication and vigilance. When he was ill Ray always checked in on him. He will be missed.

David Munsell comments that Ray Lang is a friend and great colleague, known him for 12 years. Many changes that they have seen together. Wishes him well in his new home.

Steven Costello comments that he has had greatly enjoyed the short time he has had with him. He appreciates all his service.

Elizabeth Jenkins comments that 22 years to the Town is a fantastic achievement, overwhelming dedication to the Planning Board. This has always been a great passion of his and herself as a professional has learned many things from Ray in her position as a Planner. Thank you.

Karen Herrand comments that she appreciates his understanding; compassion and realization of the work at the administrative level.

Zoning Amendments:

Zoning Amendment Town Council Item No. 2017-159 - Order, Pursuant to M.G. L. Chapter 40A Section 5, submitting Proposed Zoning Amendment Prohibiting the Establishment of Group Homes to the Planning Board - 95 Chase Street, Hyannis – *Request to continue received on June 27, 2017.*

New Chair Mary Barry entertains a motion to open the public hearing, moved by Stephen Helman, seconded by Paul Curley, so voted unanimously.

Chair Mary Barry entertains a motion to continue, moved by Paul Curley, seconded by Stephen Helman to continue to August 28, 2017 at 7 p.m., so voted unanimously to continue.

Zoning Amendment Town Council Item No. 2017-165 – Order, Pursuant to M.G.L. Chapter 40A Section 5, submitting Proposed Zoning Amendment Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning for Sports and Recreation Facilities

Chair Mary Barry entertains a motion to open the public hearing, moved by Paul Curley, seconded by Stephen Helman.

Attorney Eliza Cox from Nutter, Mclellan & Fish in attendance. Gives a history of the dynamics of how this came to be. Her clients have had this vision and interest for the project, pending at the Cape Cod Commission (CCC), following this it would come to the Town. The use is allowed but dimensional relief is needed, variance needed. Working with Town Councilor Flores.

Mike Sherman and Bill Collette in attendance. Coach Mike Sherman (NFL Coach) for Total Athletics. Company has two owners. Sports Complex. Their mission/vision . Indoor turf field house.

POWER POINT PRESENTATION

This fits in with the needs of Cape Cod. There is no current field house here on Cape Cod. Started this 2 years ago.

Mike Sherman former coach of several teams. Warren is a registered nurse. Health Care industry. Is now one of the President's of the company, works with FDA. Has spent a lot of time with the opiate addiction crisis. An alternative to drug crisis. This will be the only dual concept.

Job creation – also jobs during construction.

Boston Herald's article: everything ties into the lack of things to do here on Cape Cod. Would like to redirect youth, we have many issues here on Cape Cod.

He points out Joe Carroll in the audience, Cape League Baseball. They will be working together to do things. Joe Jamielle will be Food Court representative. The schools have no Fields for Football.

They will have: Rink, Turf Fields; indoor and outdoor, softball, volleyball, Cape Cod Rehab Fitness Center, Pool, Full Service Food Court, Arcade Ryan Family Amusements, Batting, Golf, Rock Wall, Child Development, Speaker series, Banquets, College Fairs.

NEEDS:

More hockey, loss of revenue because people have to go over the bridge. Eight and a half acres, got from Lorusso for the project. Plan shown. Cape League will use as well, the only turf field. Rendition of how building will look. Bldg. height passed FAA clearance. Field lights have passed. This would be the only dual training Center. Will be able to accommodate sports banquets. 200 meter track also.

Cape Cod rehab will have pool 28 x 54 pool. Pro shop, child care service. Full service restaurant. Ryan Family Amusements. Batting simulators. Giant video game. Cape League can use as well. Cape Cod Rehab, workout facility, 5200 sq. ft. of rental space. Kiosks and Hall of Fame info throughout "Main Street" part of the facility.

Attorney Eliza Cox explains the zoning changes:

First to create a new allowed use within the Industrial District. There is a use that is already allowed, but because dimensional amendments, new use, in IND called Sports and Recreation Facility.

Dimensional - Property is within the WP, AP and the GP overlay, all 3 water districts. Section 128 of ordinance.

Proposed setback changes. No changes within the IND, would like to put in field/track have different setbacks, Would like relief for outdoor uses/small structures.

Clarify that retaining walls, even outdoor climbing, these will not be subject to setback requirements.

Height: propose 55 ft. to the highest point. FAA has approved these heights do not pose a threat.

Max lot coverage - no change to this, but are asking to have it amended for this field/track use. Outdoor field may have dome or bubble. Clarify temp bubble/dome are temp.

Asking to lift IND use definition.

WP and GP changes, 2 changes proposed: sports and recreational facilities that say 30% untouched, this shouldn't apply. Operation/project will meet 50% impervious.

Paul Curley asks how many seats will a rink hold?

Warren replies 300 people.

Paul Curley asks about traffic in and out? Has there has been any talks with HYCC and the coordination of their events with their facility?

Warren replies that there has been a traffic study.

Attorney Eliza Cox replies that there are some intersections that will have to have some change to.

Warren replies, yes, we have talked with HYCC and we buy ice time from them presently.

Stephen Helman asks what would enhance education re math/science?

Warren replies that the Coach would like to bring in some after school programs the STEM program. Four Kicks in Marlboro, they run a math engineering school, something like this.

Stephen Helman clarifies that there will be a swimming pool.

Warren, yes, hydro therapy pool. Not competitive pool, but can use for swimming.

Joe Carrol does this out of Mashpee Fitness center.

Stephen Helman asks how many parking spaces.

Warren replies that the study covers the facility and it meets current zoning.

Stephen Helman asks about height requirements.

Warren answers that the rink meets all zoning, looks like second rink at HYCC. The right side, 2nd floor with fitness center. There is a full diamond indoor here. The height will help to play indoor.

Warren points out the level and height, two planes /levels of land.

Explains the topography of this land.

David Munsell comments/asks if there is another facility like this in Massachusetts.

Warren replies yes, in Attleboro. Bedford Mass has one called The Edge. Dome their fields. All the new ones will look similar to what this proposal is. New concept for the East coast.

David Munsell asks about financing, CCC's involvement and the timing.

Warren - Salem Five is doing their financing/all set all private money. CCC has been great to them. They are working with them. As soon as approval they will start the project immediately.

Steven Costello comments that he understands the whole value of the project. Public access: will it be monthly access pass?

Warren replies that there will be a program for this.

Steven Costello comments that/how do we get children engaged?

Warren replies that the police chief has already signed on to help and create a program for groups.

Total Athletic Scholarship Fund. Tuitions as well.

Mary Barry asks about the WP area and the turf, is it artificial?

Warren replies yes, it is astro turf, called Sherman turf, no rubber particles in it, better drainage, shock pad, it is permeable, not needed to be treated.

Chair Mary Barry asks how will HYCC and this coexist?

Warren replies that they can't do all tournaments without ALL of the ice/rinks. Tournaments are big. They have not had enough ice/rink. They have had to go to Tony Kent.

Both facilities will create multiple time and use.

Chair Mary Barry opens for Public Comment. No Public Comment.

David Munsell asks for more time to review the material.

Elizabeth Jenkins explains Zoning Amendment procedure and the relief being asked for the amendment.

Chair Mary Barry entertains a motion to continue to July 24, 2017, moved by Stephen Helman, seconded by David Munsell, so voted unanimously .

Attorney Eliza Cox thanks Director Elizabeth Jenkins for guidance/input on the project.

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: Regularly Scheduled Meetings: July 24 and August 14, 2017 @ 7:00 PM.

Chair Mary Barry entertains a motion to adjourn, moved by David Munsell, seconded by Stephen Helman, so voted unanimously.

The meeting adjourned at 8:15 p.m.

Respectfully Submitted
Karen Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on January 11, 2021

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

