



Town of Barnstable Planning Board



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**Town of Barnstable
PLANNING BOARD
Minutes
September 11, 2017**

20 JUL 27

BARNSTABLE
TOWN CLERK

Mary Barry – Chairman	Present	P12 :27
Stephen Helman – Vice Chairman	Present	
Steven Costello - Clerk	Present	
Paul Curley	Present	
David Munsell	Absent	
Fred LaSelva	Present	

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.

Approval Not Required Plans:

The Roman Catholic Bishop of Fall River, 97 Hayes Road, Centerville, has submitted a plan entitled “Approval Not Required Plan of Land Map 210 Lot 89, 97 Hayes Road in Centerville Village Barnstable MA” dated July 21, 2017, drawn by Sitec, Inc. prepared by Sean M. Leach on behalf of the owner.

Daniel Aguiar from Sitec, Inc. in attendance, on behalf of the owner. He explains the proposed plan. Two different acquisitions over the years. This meets requirements for all of the zoning districts.

Fred LaSelva asks why doing this?

Dan Aguiar replies that they are disposing of excess land, to sell off 4 new bldg. lots and will retain the existing dwelling on Parcel 1.

Motion made by Stephen Helman to endorse/ approve this ANR, seconded by Paul Curley, so voted unanimously.

Lot Releases:

Subdivision No. 657. Request to release covenant for lots, 6, 7, 8 and 9.
Address: 90, 110, & 130 Merchants Way and 20 Business Lane, Barnstable.

Chair Mary Barry states that the Applicant has requested this matter be continued to Sept. 25, 2017.

Special Permits:

500 Old Colony Place, LLC & Laham Management & Leasing, Inc have submitted a request for a one year extension for this Special Permit No. 2015-004, modification of Special Permit No. 2011-03, for the Applicant, Laham Management and Leasing Inc., 141 Stevens Street & 91 Bassett Lane, Hyannis, Map 309/237 & 308/042.

Attorney Michael Ford in attendance for the Applicant. He explains that this Special Permit was previously modified. They are looking for a one year extension as the Applicant is in negotiations with the abutting property owner, Salvation Army bldg. There is an agreement signed for the closing of the sale of this property. The Applicant would come back to ask for other amenities, may have some zoning requests and a much better plan of land use.

Steve Costello clarifies/confirms that this is to take both parcels and have a reconfiguration of land use?
Attorney Ford replies yes.

Chair Mary Barry entertains a motion, moved by Paul Curley, seconded by Stephen Helman, so voted unanimously to grant the one year extension request.

Regulatory Agreements:

Capebuilt Pleasant Street, LLC seeks to enter into a Regulatory Agreement with the Town of Barnstable to redevelop nine parcels with seven new multi-family residential structures containing sixty (60) total units with a total floor area of 22,252 square feet. The properties are located at 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street, Hyannis as shown on Assessor's Map 327 as Parcels 131, 245, 122, 133, 121, 143, 268, 135 and 137. The properties are zoned Harbor District and Hyannis Village Business District. The Applicant proposes to construct seven, three-story multi-family residential buildings, one three-story building with two townhouses, and one building to be renovated into a community gathering space with two studio apartments above and an outdoor patio area. Six existing dilapidated structures will be demolished. Paved parking areas with new stormwater management systems, lighting and landscaping will be installed.

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

Attorney David Lawler in attendance. The Applicant Rob Brennan in attendance. McEvoy family, Union Studio, Matt Eddy, Mary Ann Agresti are all also in attendance. This is the professional team for this project. He explains that this is a project he's been wanting to do in the Growth Incentive Zone (GIZ) and that he has been waiting to do a project like this one. He thinks that this is the type of project envisioned for the people who made the GIZ, the whole concept, about developing community.

The Planning Board is the arbitrator for these. There are a lot of competing interests. Proposal is to take an area in the East End of Hyannis, that is run down now, this project will revitalize the East End; 60 units proposed to bring in target audience for people who can pay market rent housing. The Cape suffers from not being able to keep young professionals, there's no housing. Younger people want and are looking for a community, quasi urban, near activity that would invigorate Hyannis and Cape Cod as a whole. Rob Brennan, the Developer is a developer of communities. He states that a national award was won for 2016 community of the year from National Association of Homes. What was done in Dennis is

what they intend to do here. They are looking for; density relief, waivers with respect to affordable, set backs and demolition of existing structures.

Rob Brennan, Developer/Applicant in attendance. Communities are fueled by sense of resilience, the civic and business all working together and advancing plans/goals. Objective is not to create a new neighborhood, he has spoken to people in the area/education about the area, a lot of history, Sea Captain's Row. Opportunity to place a spotlight on an important part of Hyannis history, while providing much needed housing.

Power Point presentation: Capebuilt Development - Sea Captains Row

Heritage Sands in Dennisport

Brewster Landing

Concord River Walk - Award – Union Studios Architects has won several Mass awards for their housing projects. The Design Initiative, Inc. Mary-Ann Agresti, AIA is also involved. Elizabeth Wurfbain of the BID, Business Improvement District, brought this opportunity to their attention, wouldn't be here without her encouragement and support.

Points: Heritage Sands project.

Dennis project, was an RV site, previously no wastewater here. Worked with the Town of Dennis. Had to bring all into modern wastewater compliance. Cottages built here now. Pictures of the cottages shown.

- FORWARD Project – Housing for autistic adults - 8 units for independent living in the Town of Dennis.
- New urbanism – Human Scaled Neighborhoods
- Sponsor of Hyannis Open Streets
- Barnstable Housing Statistics: limited availability of rental units - Half of all renters are living in single family structures, well exceeding the max benchmark of 20% due to limited multi family options town wide. These will be market rate rental units. Trying to fill the market rate gap. Rental analysis. Review of areas to be developed. Proposed is to be like the Greek revival architecture, will be an attractive gateway.

Also, they have another project in the works at 255 Main St., Hyannis, the Furman Bldg. Gives a history of the Furman Bldg. this was the epicenter of Hyannis at that time. They are proposing to bring back the façade, to demo the additions in the back and to turn into 4000 sq. ft. of retail and then mixed use for housing above. Two floors above, 1 and 2 bedroom units, 10 units. They will preserve this with the renovations of.

Power Point Presentation

Stephanie Zurich, of Union Studio Architecture in attendance.

Points on: Sustainable, walkable neighborhoods and their principles. See Schematic Designs, Exhibit A.

Different group units for different people. Trying to strengthen the pedestrian experience/use from the harbor to Main St. Will be a streetscape design. Front porch design. Shade leaf trees. Intimate gathering spaces. Pocket parks, community gardens, barbeque areas, places for children. They have taken some roof forms and designs from the historic architecture. Darker window frames, larger window openings. Review of elevations. Will meet or be below the zoning code height for the district. Review of units.

The Patriot Press Bldg. is also another part of the project/to restore and create studio apartments on the upper floor.

Matt Eddy, of Baxter Nye Engineering & Surveying in attendance. He reviews the Site Layout, Exhibit B, and review of the existing conditions. Nine parcels altogether for the project. Combined area is approximately 2.4 acres. 550 feet of frontage, 60 feet on South Street. Majority are within the HD District. One is in the HVB, Patriot Press Bldg. no flood plain, not in zone 2. Good target site for redevelopment. Seven curb cuts. Serviced by public water and sewer and natural gas. One acre of impervious.

Review of proposed.

Eight Bldg's in total, three stories, 60 units being proposed (98 bedrooms). Patriot Press Bldg. to be revitalized. Total footprint is 22,250 sq. ft. Zoning - meet most of setbacks. 3 structures asking waivers for that don't meet the setback, Bldg's A, B and C. Reviews waivers for each zoning area, HVB and HD. Pedestrian walkways. They are reviewing with Site Plan for Fire access/egress, proposing four curb cuts. Parking calculated 90 spaces under zoning, they are providing 88, proposing some on street parking as well. This would require a license from the Town. Parking setbacks being proposed. Six new storm water management systems are proposed, coordinating with DPW to tie into existing public water/sewer. Overhead services will be underground coming into the project.

Chair Mary Barry clarifies/ directs to Ron Brennan that these are all rentals? Was Dennis project rentals?

Rob Brennan replies, yes (first phase) all rentals, with the exception of the Patriot Press Bldg., second phase be rental as well. Met with many people and got feedback regarding and inquiries to purchase. If demand came for that, in later phase, this would be a testament. May seek some flexibility later, but now it will be as rental units.

Dennis was exclusive purchases of second home ownership, not rental units. But here the market demand and unmet need is for market rate rental.

Stephen Helman asks if market was offering selling as opposed to renting, wouldn't this be counter productive? Clarifies workforce housing for rent.

Rob Brennan replies that it would be complementary, envisioned as a workforce neighborhood. This would be giving an ownership possibility/opportunity.

Fred LaSelva asks how much will the units be rented for? What was the pro forma when you started? Deed restricted units?

Rob Brennan states that he doesn't know yet. The cost of construction is very expensive due to many demands for rebuilding from natural disasters which are happening right now. They are looking to the mid- teens, it depends on the bedroom count. He may know when he knows what the cost of construction will be.

David Lawler interjects that a deed restriction is a different type of situation.

Rob Brennan states that they don't want these to become investment or air B and B's. He would like to put in safeguards. Provisions could be put into their rental agreements. The vision is to keep it local.

Fred LaSelva asks about salaries and affordable rentals, trying to get a sense of the demographics. Income verification for locals/working.

Rob Brennan states that he thinks its 30% of the typical income/Area Median Income.

Discussion regarding the median income.

Attorney Lawler clarifies that this isn't workforce or affordable housing, this is market rate housing, this is intended for working professionals. The Developer faces a risk analysis with the cost. This area is well below market rate at present. This is what was looked at back in 2005. Not high end, but not affordable, this is what the greatest need is.

Steven Costello comments that the bigger picture is the historic values. He asks how many bldg's are abandoned/not used at all?

Attorney Lawler states 100% are abandoned, none are occupied and no residents in these houses.

Chair Mary Barry, asks about the parking lot, paid parking that exists there now. Clarifies that will be gone.

Attorney Lawler replies yes, this will be gone. They will be removing 2 lots, East side of Pleasant Street, these will be eliminated. This eliminates a lot of parking issues, it's a bottle neck area. This would be a relief to that area.

Steven Costello states that he knows the significance of the Sea Captain's homes, this will be an issue, has there been any thought on relocating any of the Buildings?

Rob Brennan answers that the Patriot Press Bldg. will be preserved in it's entirety. The buildings in the state that they are now are not salvageable. In terms of relocating, if any group would like to do this onto another site they are open to that.

Paul Curley states that the affordable element waiver, he cannot go along with this request. This is something to be negotiated, he wouldn't support this waiver. The rental plan, he thinks needs to be part of their agreement, and if made to be a sale position we would want you to come back to the Planning Board. If changed we want to make sure it retains what was meant to be. A professional could make the analysis for intersection/parking issues. Parking waiver, how about a parking study be done for this project?

Attorney Lawler replies that this is a common sense approach. He thinks this would be wasteful and the expense could be used for another part of the project.

Paul Curley – this is a big increase in density, also for sewer and water. Will there be some enhancements as part of the project?

Matt Eddy replies yes, that it will be new sewer laterals, mains within the project. DPW they are looking on testing it on South Street . They have done analysis, the increase would be like 6, 000 gallons a day of an increase, no issues with pump, want to tie into the 12 inch main.

This is part of Site Plan Review. Also includes a water main, they have been working with Hyannis water as to the routing of this line and specifics.

Stephen Helman asks if there will be a door to the porches? Asks if any portion of the wood can be reclaimed into this project in any way, shape or form?

Rob Brennan answers yes, door to porch and that the Maritime Museum would like to preserve anything, any features that can be salvaged and/or preserved. There is lead paint/asbestos now, re using would not meet bldg. codes now. They have and are trying to replicate. Most is beyond salvage.

Stephen Helman clarifies the height, not to be higher than the existing building code, not seeking waiver on height?

Attorney Lawler replies correct, no waiver for height being requested.

Chair Mary Barry opens up the meeting to Public Comment:

Wayne Bergeron from the Town of Dennis, former selectman of Town of Dennis. He is here to speak about the relationship with Rob Brennan. Heritage Sands presentation, they previously had major septic issues. He states that Mr. Brennan is and has been a good person to work with, he is passionate and good for the community, he listens to everybody. Very good at figuring out solutions with the Town and has had a positive relationship/partnership.

Rick Penn, property owner of the 400 Bldg./Puritan of Cape Cod in attendance. He is a believer in Main Street, Hyannis. He sees jobs with this housing. The best thing for Downtown Hyannis is to increase residential housing which would be good for retail business as well. He believes that increasing the density would be vital for the community.

Dominic Alessandra in attendance, abutter to two of the properties to be redeveloped. The connection started to be made about 10 years ago. Discovery of eleven Sea Captain's homes here/Sea Captains Row. The development should be the restoration in/on a historical basis. This is a significant historic area. He quotes a statement from someone coming through his house regarding the historical nature of his home. No one will take these buildings and restore them individually. Can we integrate some of the buildings? In uncovering the history of the area, it WAS a community/neighborhood, so he is in agreement with this. He would keep design, but make some type of integration into the project.

Debra Dagwan in attendance. She is in support for this project. It would be nice to preserve one of the buildings/history in the area. She asks about the phases, if approved how long would it take to do the East side? She has seen a lot of projects come forth, it seems that affordable housing has taken on a negative /dirty word, she would like to see someone come forward and do affordable housing. Walking area is good, maybe consider some bike racks in the area as well.

Rob Brennan replies that their plan would be to have all infrastructure completed before Memorial Day of 2018, the East side. Any road openings completed within that time period as well.

Bob Jones, Steamship Authority Board of Governors in attendance. He likes the streetscapes and would like to see where Pleasant Street bump outs will be, where are the property lines, parking on street, if so will be open to the public or for residents of units? There are a lot of trucks now. Would like to see a freer flow of traffic. He wants to know how parking and traffic will be managed. He is in support of the project.

Deb Krau, President of The Greater Hyannis Civic Association in attendance. They did provide support from what they saw/presented at their meeting in May, from the Developer. Traffic/truck issues to be looked at. We need more neighborhoods in Hyannis. This project in this area, in theory the Civic Assoc is in support. Her issues are:

Management Office for these rentals. Affordable vs. Market rate. Affordable units maybe in a different area.

Rob Brennan replies that they don't know where they would have the management office located yet. No decision yet. They are conscious about/to have people on site. Realizes the importance of this.

Deb Krau hopes that the Planning Board will have the Hyannis Main Street Waterfront Historic District Commission (HHDC) review this as well. This is the second major project that wants density change. May be time to have some guidelines regarding the density issue so something to go by with projects moving forward.

Rob Brennan replies that they submitted letter today to HHDC asking to be put on the Agenda on Sept. 20, Exhibit C. (received today, at this meeting). They asked to go in front of them to give a presentation and get feedback from them, but do intend to proceed.

Elizabeth Wurf Bain in attendance. She is in support of the project. This is good for any Downtown in America, to live and work in the downtown, decrease ecological footprint/water, transportation, quality of life, defray urban sprawl. Hyannis Main Street itself, has to have the clientele where you want to see retail, have to build up with year round people with jobs. Hospital has increased jobs around the same type for this project going on. This is the grand scheme of all. The evolution of what will become vibrant downtown community.

Katherine Baker, CCYP, Cape Cod Young Professionals in attendance. They are in support of the project. To give a choice for workforce housing. She would like to remain here and raise her family.

Josh Richards a CCYP member. Cape Cod native. His goal is to keep Cape Cod his home. The inventory for market rate housing on Cape Cod, this is needed. Housing is the bottom line factor, he would like to remain here and raise a family. He applauds the developer.

Bob Poskit, from South Dennis in attendance. He refers to an article he read in the Barnstable Patriot. Comments /suggestions: The front of the Patriot Press Bldg, there is a plaque, which states that this has been placed by National Register and on the National Register? Is this why you want to keep this bldg.

Rob Brennan replies, yes, and it's in good shape.

Bob Posikit mentions that on house number 44, there is unique architecture, windows on the first floor to. These are not double hung, they are triple hung window, only on Sea Captain's Row. He thinks the original heritage is important to keep. Shiplap and windows possibly being reproduced. Once you lose the look you'll lose the history, but keeping the elements of the facade will add to the visual landscape and keep a historical important look to the area.

Mary Ann Agresti, local architect/artist. She has had conversations with the Developer. Mentions her artistic works throughout Hyannis Downtown area. The Bldg's left are in real disrepair. She is happy to be on the team to implement art into the project. The developer has committed to the extent of employing her for historic art to be in the open spaces.

Chris Galazzi, Executive Director of the Maritime Cape Cod Museum. He is in support of the project. Housing is needed. They promote maritime history. Important historic aesthetics here and these keep Hyannis from being just another sandy beach area. People come to museum because of interest in the history of the area. He applauds the good intentions of the developer.

Chair Mary Barry entertains a motion to continue, moved by Paul Curley, seconded by Stephen Helman, to continue to Sept. 25, 2017, at 7:00 p.m., so voted unanimously.

Paul Curley directs/asks Elizabeth Jenkins, about the parking study for downtown Hyannis.


Elizabeth Jenkins replies that the project webpage/there will be a press release this week indication that the parking study has been finalized and begin to examine these as a community. They did get some good questions tonight. New Growth Incentive Zone (GIZ) application. We have the benefit and can apply it to this project. Cape Cod Commission will come to the Board and let all know/update/look forward to for the next 10 years. Working with DPW and the East End of Hyannis.

Chair Mary Barry asks when is the GIZ due to be renewed?

Elizabeth Jenkins replies around January timeframe. Will be hearing a lot about this.

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: Regularly Scheduled Meetings: October 23, and November 13, 2017, @ 7:00 PM.

Respectfully Submitted 
By Karen Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on June 8, 2020

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

List of Exhibit Documents

- Exhibit A –** Reg. Agrmnt No. 2017-003 – Sea Captain’s Row – Power Point Presentation
- Exhibit B -** Reg. Agrmnt No. 2017-003 – Site Plan Layout of project
- Exhibit C -** Reg. Agrmnt No. 2017-003 – Lt. to HHDC from Rob Brennan – Sept. 2017