



Town of Barnstable Planning Board



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Board Members

Steven Costello – Chair Jeffrey Swartz – Vice Chair Patrick Foran - Clerk Mary Barry Walter Watson Stephen Robichaud Aimee Guthinger
Mathew Levesque – Town Council Liaison

Planning & Development Dept. Staff Support

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

Town of Barnstable PLANNING BOARD Minutes February 24, 2020

20 MAR 11

BARNSTABLE
TOWN CLERK

Steven Costello – Chairman	Present
Jeffrey Swartz – Vice Chairman	Present
Patrick Foran – Clerk	Present
Marry Barry	Present
Walter Watson	Present
Stephen Robichaud	Present
Aimee Guthinger	Absent

Also in attendance were Paul Wackrow, Senior Planner, and Karen Herrand, Principal Assistant, Planning & Development Department.

Call to Order: Introduction of Board Members and Staff Members

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.

Presentation: Key Design & Infrastructure Principles & Issues in the Downtown Hyannis Growth Incentive Zone – Cape Cod Commission staff presentation on draft document identifying design characteristics within the Downtown Hyannis Growth Incentive Zone along with potential design standards and infrastructure improvements.

Sarah Korjeff, of Cape Cod Commission in attendance.

She gives a summary/presentation – First part of report. Exhibit A.

Report: Main Street Core – Key Issues. Sidewalks. Parking areas. Pedestrian interest.

Outer Commercial /Mixed use areas. Suburban feel. More consistent design needed. Parking in front of buildings is main design concern. Inconsistent building setbacks.

Third area: 19th century/historic – South St. historic structures are dominant. Small scale parking areas don't seem to have significant impact. Concern erode of neighborhood character. Hospital impacts.

Fourth area: streets between main street and Route 28 smaller roads, smaller in scale/size. Issues with pedestrian safety/cut throughs.

Hospital area – as expansion happens. Visibility of parking areas for hospital needs, some areas better than others – screening to be done. How will expansion effect residential.

Harbor District – views and access. Wide range of uses here. Commercial, residential. Parking issues.

Detracts from area/views. Hazard areas. Move uses out of flood zones. Pedestrian amenities.

Transportation Center – Large area separated.

Historic Resources – National Register Districts and Properties. Map that acknowledges the age of buildings in the GIZ. East End of Main Street. Significant clusters. Important to acknowledge in zoning.

Fifteen recent developments – Design features. Three areas: Parking location, Building features and materials and street Frontage.

Development Checklist – site layout and building design.

Main Street Core - Maintaining setbacks. Frequency of entries. Widths of façade bays.

Outer Commercial Mixed use areas – parking location. Lot frontage occupancy/streetscape definition.

19th Century Historic neighborhoods – building setbacks. Building façade.

20th Century neighborhoods – buffering and screening.

Hospital area – preserving character.

Harbor – views and access.

Transportation – improving Main Street presence.

Sharon Rooney in attendance. Infrastructure Issues, projects and recommendations.

Water/Wastewater/Stormwater infrastructure – will need increased capacity. Sewer near capacity.

Planned projects. Drinking water. Recommendations – need menu of recommendations. Analyze potential to retrofit large open spaces-especially the harbor area.

Transportation Issue Areas. Airport Rotary, Rte 28, Yarmouth Rd., Center Street intersection, Main St. traffic flow.

Improvements/projects planned projects.

Recommendations – curb cut consolidation. Pedestrian and bicycle routes/signage.

Public Amenities – Shade trees. Landscape buffers. Lack of connection in public parking lots – Main and North Street. Planned improvements being proposed for harbor area.

Recommendation – alleyways and courtyards – connections – landscape buffers.

Recommend per design review process. Coordination of/and Zoning work being done now. Identify infrastructure needs for projects.

Paul Wackrow states that the report will be done soon for all to review.

Jeff Swartz comments that when a proposed project/regulatory agreement comes before Planning Board, maybe have a guide book for developers/persons to look at.

Paul Wackrow replies yes, and we are having some zoning changes – all will come together and be usable for developers.

Approval Not Required:

An Approval Not Required Plan entitled “Plan of Land of #2171 Route 6A Barnstable, MA” has been submitted by John Dillon Jr., drawn and stamped by Daniel A. Ojala, P.L.S., of Down Cape Engineering, Inc. dated February 3, 2020, for John Dillon Jr., for 2171 Main St./Route 6A, Barnstable, MA, Map 237 Parcel 039 and a portion of Dillon Lane shown on Plan Book 462 Page 42. Combining lot with portion of a released right of way.

Paul Wackrow - request to move to March 9th meeting – just received and needs some further review.

Chair Steven Costello entertains a motion, moved by Jeff Swartz, to move to next meeting March 9th 2020, seconded by Walter Watson, so voted unanimously.

Regulatory Agreements:

Regulatory Agreement No. 2019-03 – 451 & 467 Iyannough Rd., and 400 Barnstable Rd., Hyannis, Massachusetts, Map 311 Parcels 082, 081 and 030-001 - Airview LLC seeks to enter into a Regulatory Agreement with the Town of Barnstable to redevelop three parcels with two new retail structures. The development would also include an access easement over property shown on Assessor’s Map 311, Parcel 030/001 (400 Barnstable Rd.). It is zoned HG – Hyannis Gateway District; Groundwater Protection Overlay District; and Well Protection Overlay District. *Continued from December 9, 2019, January 13, 2020, and February 10, 2020.*

Attorney John Kenney in attendance. Matt Eddy in attendance.

Attorney Kenney stated that an updated landscape plan has been submitted. Also the signage has been changed, asking for less.

Bldg. B no designation yet of where the signage will go. There will be a new signage package coming. He refers to Staff Report, Exhibit B.

Matt Eddy in attendance. Response to last meeting discussion items. Refers to Layout and Dimension Plan C3.0, Exhibit C – changes to site plan. Reconfigured the exit from drive through. Added and extended striping in this area. Bldg. B sliding it to the west. DPW curb out of 6 ft. buffer, transformer next to dumpster, outside of 6 ft. buffer as well. Bldg. B was 5,767 sq. ft. now reduced. Parking space has been added, 80, but now this waiver is back in.

Discussion re sidewalks being raised. Crosswalks. Pedestrian access. Connection to Barnstable Rd.

Stephen Robichaud asks about TJ Maxx and any easements/access – any word from them?

Attorney Kenney replies no, they haven't given any response.

Jeff Swartz – sign, stay the same, goal for Bldg. B?

Attorney Kenney replies Walgreens sign stays on top. No internally lit, either halo or up lighting. Bldg. B signage will go below – to 24 sq. ft. two potential tenants in Bldg. B.

Jeff Swartz states the improvements thus far have been good. Rte 28 side, pedestrian access on that side, how will work?

Matt Eddy replies no connection for this. Attorney Kenney replies no rights for this - State/Airport.

Patrick Foran concerns re if Bldg. B has room for 2 trucks? What about 3 or more?

Matt Eddy replies, yes for 2, possibly more.

Walter Watson asks if any leverage the Town can apply to other plaza for traffic and making a common entrance.

Paul Wackrow replies probably more of a comprehensive project, hard to say without the other entities input.

Chair Steven Costello asks if way to create an obvious pathway for parking and directing people how/where to walk. Maybe making more defined.

Matt Eddy replies, points out areas and refers to layout plan, Exhibit C.

Attorney Kenney refers to Exterior Elevations, A-400.00, Exhibit D and Exterior elevation A-410-00.

Stuart Bornstein in attendance states that can be shingles instead of cut block that could be put here. Sitting on cut block would be nice.

Walter Watson asks how much of the back wall will really be visible? May be better to do black awning so that potential Bldg. B doesn't have to be red.

Paul Wackrow, states the black awning with shingles was discussed.

Discussion – Board members like black awning and shingles instead of red.

Stuart Bornstein replies they can have it black.

Attorney Kenney states 48 sq. ft. is what Walgreens uses. They went to 115 sq. ft. reduced from original size. They will work around this, 8 ft. on two standing signs. We will be getting a revised sign package. He will redraft and add in a waiver for the parking. Bldg. B back to 6,000 sq. ft. Also how to identify new tenant, he will craft draft regulatory agreement for it to include date of occupancy until the 5th anniversary without first submitting information for name of tenant and sq. ft. and number of employees, 10 days to respond. Trying to keep if allowed as of right, some kind of mechanism to know who goes in here/tenant.

Chair Steven Costello clarifies no more than two tenants for Bldg. B.

Patrick Foran asks if tenant allowed by right, than why come anyway.

Stephen Robichaud mentions screening on this wall.

Chair Steven Costello - The wall is bare needs landscaping, the side facing Rte 28.

Attorney Kenney replies may have to check with Fire Dept.

Stuart Bornstein states possibly a trellis and it would break it up. They can do very large size. Suggestions/discussions for doing this.

Patrick Foran has submitted a picture of a Walgreens in Yarmouth. – displayed.

Matt Eddy explains that they have height restrictions due to the Airport being across the street and a gable of this type would not meet FAA restrictions.

Mary Barry also states that the signage is smaller in this picture of Walgreens in Yarmouth, looks better.

Stuart Bornstein comments that Walgreen's will present their signage, it will be an acceptable size. Possibly do clapboard instead of shingles on back of building. Maybe a combo of clapboard and shingles.

Stephen Robichaud clarifies what is being presented: will this be traditional brick or white washed brick? Possibly matching building B?

Stuart Bornstein answers – brick or cultured marble was discussed. Whitewash brick on the bottom of A to match building B.

Stephen Robichaud asks if areas where Walgreen's signs are being placed could be grey - suggestion.

Patrick Foran asks if possible to incorporate the Yarmouth building type shed awnings and windows?

Stuart Bornstein thinks shouldn't mix and match the styles. Keep what has.

Stephen Robichaud can we get a new rendering with all the changes discussed tonight, updated.

Chair Steven Costello thinks good to bring some samples, brick.

Paul Wackrow - in review: Signage pack for Bldg. A and for Bldg. B, request to investigate pedestrian connection, for Job Lot TJ Maxx Plaza, go with Black awning with half clapboard and half shingles, request to work out condition related to tenancy of Bldg. B. request for some feature trellis or, to break up wall on north elevation of Walgreens. Bldg. B south elevation confirmation that white wash brick to be used and request to explore the fiber cement with cedar shingle.

Stuart Bornstein will put something together with the architect with shingles and clapboard combo and present to Board.

Chair Steven Costello entertains a motion to continue public hearing to allow all outstanding materials and refer to town attorney for review, to March 9, 2020, meeting, moved by Jeff Swartz, seconded by Walter Watson, so voted unanimously.

Approval of Minutes:

February 10, 2020, draft minutes

Chair Steven Costello entertains a motion to approve, moved by Jeff Swartz, seconded by Walter Watson, so voted unanimously.

Correspondence:

Cape Cod Commission Hearing Notice – DRI AMP Energy Sandwich – Feb. 27, 2020

Cape Cod Commission – Lt. re 90 Wachusett Ave. Hyannis Port – DRI

Upcoming Events/Workshops

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: March 9th and March 23rd 2020, @ 7:00 p.m.

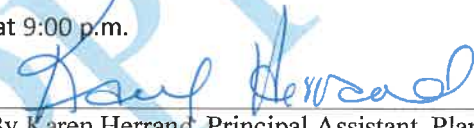
Chair Steven Costello thanks Walter Watson for his service as he will be resigning.

Walter Watson comments/thanks all Board members and Staff for all their efforts. Thanks to Town Council Liaison Matt Levesque as well.

Chair Steven Costello entertains a motion to adjourn moved by Jeff Swartz, seconded by Walter Watson, so voted unanimously.

The meeting adjourned at 9:00 p.m.

Respectfully Submitted


By Karen Herrand, Principal Assistant, Planning & Development

Approved by vote of the Board on



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 – CCC – Hyannis Design and Infrastructure Plan Recommendation report – Feb. 24, 2020

Exhibit B – Reg. Agrmnt No. 2019-03 – Airview LLC Walgreens – Staff Report

Exhibit C – Reg. Agrmnt No. 2019-03 – Airview LLC Walgreens – Layout/Site Plan

Exhibit D – Reg. Agrmnt No. 2019-03 – Airview LLC Walgreens – Elevation Plan – A-100.0/410.00/400.00