



Town of Barnstable Planning Board



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Board Members

Stephen Robichaud – Chair Robert Twiss – Vice Chair Tim O’Neill - Clerk Mary Barry Michael Mecenas Raymond Sexton Matthew Teague

Felicia Penn – Town Council Liaison

Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director

James Kupfer, AICP, Assistant Director

Kaitlyn Maldonado, Senior Planner

Karen Pina – Principal Assistant - karen.herrand@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes April 8, 2024

Stephen Robichaud – Chairman	Present
Robert Twiss, Vice Chairman	Present
Tim O’Neill – Clerk	Present
Mary Barry	Absent
Michael Mecenas	Absent
Raymond Sexton	Absent
Matthew Teague	Present

Also, in attendance were Planning & Development Staff; James Kupfer, Assistant Director and Jennifer Engelsen, Office Manager.

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>

Call to Order Introduction of Board Members

Attendance Roll Call

Stephen Robichaud
Robert Twiss
Matt Teague
Tim Oneill

Public Comment – None

Subdivisions

Preliminary Sub. No. 829. Larry Nickulas has submitted a preliminary subdivision application for review for 1650 Old Stage Road and 0 Parker Lane, West Barnstable, MA, Assessors Map 152 Parcel 006 and Map 152 Parcel 010.

Attorney Jeff Johnson on behalf of the applicant Larry Nickulas, along with Frank Gallagher his Engineer are present. Attorney Johnson explains the filing of a preliminary subdivision instead of an ANR is because they intend to relocate Parker Road. Staff report Lot 1 is in fact an improved lot and has an

existing dwelling. Lot 2 is a full two-acre lot and is unimproved as well. Mr. Gallagher has requested waivers for the adjacent land.

Jim Kupfer gives background. The purpose of the preliminary plan is to answer any questions before the definitive plan is submitted. This is an extension of a subdivision created about a year ago. This request is very similar. Waivers are similar to reduction standards. The plan sent in the PDF states definitive, but this is just preliminary.

Chair Stephen Robichaud asked that applicant state for the record that the road will be consistent from the Eagan subdivision all the way through to Old Stage Road. Mr. Gallagher confirms this to be true and reports the roadway cross section is identical to what was previously approved by this board. The road itself is super elevated with catch basins in two locations that drain into stormwater pit. There are no wetlands on this lot. Conservation is aware of what is already being done at this location. Chair Robichaud is in favor of the waivers requested.

Tim O'Neill asks about Lot 1 included with subdivision lot line. Attorney Johnson responds that this was Lot 1 on ANR that preceded the Eagan subdivision. Mr. Gallagher sees that this could cause confusion and will be removed from the definitive plan. Attorney Johnson suggests referring to ANR on final plan.

Robert Twiss thought the plan showed two Lot 1's one north and one south of the road. Attorney Johnson confirms two lots are shown and will be referenced on definitive plan submission.

Jim Kupfer added upon receipt of the definitive subdivision plan, it will be circulated to all departments and get comments for this board. Jim notes the importance of identifying the utilities being underground from applicant and confirming the board would like to see underground utilities. Attorney Johnson notes that the existing dwelling at Lot 1 currently has overhead, not underground utilities.

Chair Robichaud notes this is a preliminary subdivision and no public hearing on this item.

Matt Teague makes a motion to approve preliminary subdivision plan no. 829, "Preliminary Subdivision Plan of Land on Old Stage Road and Parker Lane in Barnstable, Ma. Relocation of Parker Lane on Proposed Lot 1 and 2", dated January 5, 2024, by Gallagher Engineering with the following Findings:

1. **The Application for Tentative Approval of Preliminary Plan (Form B) is for Larry Nickulas dated March 4, 2024.**
2. **The Preliminary Subdivision Plan is shown on, "Preliminary Subdivision Plan of Land on Old Stage Road and Parker Lane in Barnstable, MA. Relocation of Parker Lane on Proposed Lot 1 and 2", dated January 5, 2024, by Gallagher Engineering.**
3. **The Applicant has requested certain waivers in order to maintain the rural character of the area. In accordance with Section 801-5.B.(1) of the Code of the Town of Barnstable, waivers from construction standards to maintain rural character, the Planning Board has made the following findings:**
 - a) **Granting of the waivers requested are in the best interest of the citizens of the Town.**
 - b) **The plan is well designed, and in keeping with the general design principles set forth in Article VI of the Subdivision Rules and Regulations.**
 - c) **There is adequate access to the lots for the uses intended thereon.**
 - d) **The plan is in keeping with the character of the surrounding area.**

seconded by Tim O'Neill,

Roll Call Vote:

Matt Teague - aye

Robert Twiss - aye
Tim O'Neill – aye
Stephen Robichaud – aye

Staff Updates

Jim Kupfer gives a presentation on the Local Comprehensive Planning Committee (LCPC) to the board. The LCPC has been meeting for over a year now. Jim points out that Planning Board member Robert Twiss is an LCPC member. The committee and staff have been engaging with residents for their input on the future of the town. Jim discusses what the LCPC is, why it is important and how it is structured. Phase I consisted of the existing conditions and vision statement. The vision statement helps guide the committee and town what the priorities are. The committee is currently in Phase II and will look at land use, housing, natural resources, facilities and infrastructure, economic development and culture, heritage and design. Strategic planning to put the vision and goals into an action plan will be developed. Targeted actions, with assignees and performance measures will be developed for each chapter. For example, the Planning Board may be asked for their input regarding subdivisions. Currently the committee is accepting comments on the draft chapters. There are many ways to submit your comments. Digital copies on the BarnstableLCP website, paper copies at the village libraries, you can attend one or more of the village meetings, submit your comments online via the project website and finally drop off or mail comments to the Planning & Development office. The website has been updated with all meeting materials. Jim finishes up with an overview for the spring. Continue community engagements, finish up the remaining chapters and he expects to be before the Planning Board in the spring of 2025 for review of the final plan.

Wendy Northcross, Chair of the LCPC reports that the group developed a vision plan. Water quality (both salt and fresh) was a top priority, not just drinking water. The need for diverse housing with walkable centers is a very high priority. Proper lighting, recreational and playground spaces are very important. Opportunities for other types of transportation need to be explored, as we are too dependent on autos. The 2010 LCP was too sprawling and had over 300 action goals with the Department of Public Works (DPW) alone. We need to look at how we use our beaches and coastline not just for offshore wind but for aquaculture and a blue economy. We need to have an Open Space plan just like we have our Comprehensive Wastewater Management Plan. Resiliency was discussed with town department heads and the challenges they face. The LCPC has done a lot of work to date to deliver out to the community for feedback.

Lindsey Counsell reports that this has been a very interesting process from the 2010 plan which was run through the village associations. The public is very much involved with this process. The plan will be a really valuable tool going forward. 1500 responses were received with the first round. Mr. Counsell gives the Planning staff credit for their assistance to date. The feedback from the Planning Board will be very important when the time comes for this board to review the plan.

Robert Twiss commends the leadership of the current committee and thanks former Chairs Steve Costello and Felicia Penn. He mentions the structure of the LCPC noting there is a broad group of folks with each village having a representative. Some of the members experience things that other members do not, for example relying on public transportation and housing insecurities.

Chair Stephen Robichaud thanks Wendy Northcross and Lindsey Counsell for volunteering and how valuable they are with their experience. Honor to serve on CPC (Community Preservation Committee) with Lindsey. The LCP will help CPC greatly, especially with culture and heritage. He commends them on the public comment and engagement. He mentions Kate Maldonado for her all her hard work. The website looks fantastic. The CWMP along with the Housing Production Plan and form-based code all tie

into this plan and the timing is perfect. He asks Jim Kupfer where the game plan for the LCP comes from. Jim reports it is a collaborative effort. Jim has had experience with this before. Staff developed an outline, found a consultant who provided staff with suggestions and tools. There is no right way to develop the LCP and being ready and open to adjust for the community is key.

Matt Teague asks if the new Town Council Subcommittees that are going to be formed will impact the work that is presently being done by the LCPC. Wendy would like to have common goals prior to

developing subcommittee structure to bring common people together. Jim reports on a benefit of the LCP happening now and the great work already done with guidance from the community. Lindsey agrees with this. Council committees bringing councilors up to speed is going to merge nicely. Wendy notes she is present as the chair because Felicia Penn was elected to Town Council. Many Town Councilors attend the LCPC meetings. Matt thanks the committee for their service and comments that he attended a village meeting in Barnstable last week.

Tim O'Neil shares sentiments tonight. Further down the line what will be the process for putting the goals into action? Will there be suggestions for existing boards or a charter change. Wendy responds that the charge of the LCPC is to develop a land use plan. A new policy or ordinance could be an outcome.

Weekly Recap

Jim Kupfer reports on the Marstons Mills Elementary School Property Master Plan. The Planning & Development webpage has information on this plan under current projects. A press release will be sent out shortly. A kickoff meeting will be held on April 30, 2024, at Liberty Hall. A Zoom meeting will be held on May 2, 2024. A public site walk will be held at the property on May 2, 2024, at 9:00 AM. A public comment tool on the website to provide feedback will be available.

Greening the Gateway – Kate Maldonado oversees this grant which will provide the planting of over 200 trees in the designated planting zone. Grant funding has allowed the hiring of an Arborist to be on staff. We also have an AmeriCorps volunteer working with us.

Design Guidelines Grant – unified design guideline signage program for downtown Hyannis.

Lastly the two-way Main Street was presented to the new Town Council. Still working on getting a six-point intersection to work safely at Old Colony and Ocean Street. This could be an economic marquee welcoming people to the harbor. Working with the stakeholders over the past six months to understand the concept. Draft shown to Town Council and wanted to share with Planning Board tonight. We will not be touching the curb line on Aselton. This will become a linkage between the Village Green to the harbor.

Matters Not Reasonably Anticipated by the Chair

None

Approval of Minutes

February 26, 2024, draft minutes

Chair Stephen Robichaud entertains a motion to approve the draft minutes, moved by Tim O'Neil, seconded by Robert Twiss,

Roll Call Vote

Matt Teague - aye

Bob Twiss - aye

Tim O'Neil - aye

Stephen Robichaud - aye

Future Meetings: April 22, 2024, and May 13, 2024 @ 7:00 p.m.

Adjournment

Chair Stephen Robichaud entertains a motion to adjourn, moved by Matt Teague, seconded by Tim O’Neill,

Roll Call Vote:

Matt Teague – aye

Bob Twiss - aye

Tim O’Neill - aye

Stephen Robichaud - aye

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted

Jennifer Engelsen, Office Manager

Principal Assistant, Planning & Development

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