



Town of Barnstable Town Council

367 Main Street, Village of Hyannis, MA 02601
Office 508.862.4738 • Fax 508.862.4770
E-mail: council@town.barnstable.ma.us
www.town.barnstable.ma.us

MEETING AGENDA TOWN HALL HEARING ROOM February 15, 2018 7:00 PM

Councilors:

Eric R. Steinhilber
President
Precinct 2

James H. Crocker Jr.
Vice President
Precinct 5

John G. Flores
Precinct 1

Paul Hebert
Precinct 3

Britt Beedenbender
Precinct 4

Paul Neary
Precinct 6

Jessica Rapp Grassetti
Precinct 7

Debra S. Dagwan
Precinct 8

James M. Tinsley
Precinct 9

Matthew Levesque
Precinct 10

Philip N. Wallace
Precinct 11

Paula Schnepf
Precinct 12

Jennifer L. Cullum
Precinct 13

Administrator:
Cynthia A. Lovell

Administrative
Assistant:
Kelly Crahan

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. MOMENT OF SILENCE**
- 4. PUBLIC COMMENT**
- 5. COUNCIL RESPONSE TO PUBLIC COMMENT**
- 6. TOWN MANAGER COMMUNICATIONS**
- 7. ACT ON MINUTES (Including Executive Session)**
- 8. COMMUNICATIONS- from elected officials, boards, committees, staff commission reports, correspondence and announcements**
 - **Presentation by Mark S. Ells, Town Manager on the Fiscal Year 2019 Comprehensive Water Management Plan**
- 9. ORDERS OF THE DAY**
 - A. Old Business**
 - B. New Business**
- 10. ADJOURNMENT**

NEXT REGULAR MEETING: March 1, 2018

ITEM NO.	INDEX TITLE	PAGE
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A. OLD BUSINESS

2018-062	Authorizing submission of Growth Incentive Zone designation application for Downtown Hyannis to Cape Cod Commission (May be acted upon) (Roll call 2/3)	3-4
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B. NEW BUSINESS

2018-063	Appropriation and Transfer Order in the amount of \$200,175 for the evaluation, design and permitting of the renovation of the Armory Building, located at 225 South Street, Hyannis (Refer to Public Hearing 03/01/18)	5-6
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Approve Minutes –February 1, 2018

Please Note: The list of matters, are those reasonably anticipated by the council president, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Council may go into executive session. The Council may also act on items in an order other than they appear on this agenda. Persons interested are advised, that in the event any matter taken up at the meeting remains unfinished at the close of the meeting, may be put off to a continued session of this meeting, and with proper notice. Anyone requiring hearing assistance devices please inform the Town Clerk at the meeting.

A. OLD BUSINESS (May be acted upon) (Roll call 2/3 vote)

BARNSTABLE TOWN COUNCIL

**ITEM # 2018-062
INTRO: 02/01/2018, 02/15/18**

**2018-062 RESOLVE AUTHORIZING THE TOWN MANAGER TO SUBMIT
DOWNTOWN HYANNIS GROWTH INCENTIVE ZONE APPLICATION TO
THE CAPE COD COMMISSION**

RESOLVED: That the Town Council, pursuant to Barnstable County Ordinance 2005-13, as amended by Barnstable County Ordinance 10-19 and 14-05, Chapter G, Growth Incentive Zone Regulations of the Cape Cod Commission Regulations of General Application, hereby proposes the area shown on the map entitled 2018 Downtown Hyannis Growth Incentive Zone, dated January 25, 2018 as a Growth Incentive Zone to the Cape Cod Commission through the Barnstable Town Manager, and further move that the Growth Incentive Zone Application, dated January 25, 2018, as it may be supplemented from time to time, be submitted to the Cape Cod Commission.

SPONSOR: Jennifer Cullum, Councilor, Precinct 13

DATE	ACTION TAKEN
<u>02/01/18</u>	<u>Joint Hearing with Planning Board, requested by the Planning Board they re-visit the Item at the February 12, 2018 Planning Board Meeting</u>

- Read Item
- Rationale
- Council Discussion
- Move / Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2018-062
INTRO: 02/01/2018, 02/15/18

SUMMARY

TO: Town Council
THROUGH: Mark S. Ells, Town Manager
FROM: Elizabeth S. Jenkins, Planning & Development Director
DATE: February 01, 2018
SUBJECT: Authorizing submission of Growth Incentive Zone designation application for Downtown Hyannis to Cape Cod Commission

BACKGROUND: The purpose of the Downtown Hyannis Growth Incentive Zone (GIZ), in concert with the Cape Cod Commission's *Chapter G – Growth Incentive Zone Regulations* (Barnstable County Ordinance 05-13, as amended), is to direct growth and redevelopment to an area of Hyannis with existing development, and to encourage a concentrated mix of residential and commercial uses within Hyannis while ensuring that all growth is properly served by adequate infrastructure and community services and amenities.

The Downtown Hyannis Growth Incentive Zone was approved by the Cape Cod Commission by decision dated April 6, 2006, as amended by Barnstable County Ordinance 10-19 and 14-05, as authorized by Barnstable County Ordinance 2005-13, Chapter G, Growth Incentive Zone Regulations of the Cape Cod Commission Regulations of General Application. It was extended by an Agreement to Extend Town of Barnstable Downtown Hyannis Growth Incentive Zone to October 6, 2017 between the Cape Cod Commission and the Town of Barnstable executed on December 14, 2015 and further extended by a second Agreement to Extend to April 4, 2018 between the Cape Cod Commission and the Town of Barnstable executed on October 6, 2017.

In accordance with the Cape Cod Commission Act ("Act") and Chapter G, the Town of Barnstable requests to designate a Growth Incentive Zone in Hyannis, as described by the boundaries herein, and requests that no Development of Regional Impact (DRI) review pursuant to the Commission's *Chapter A – Enabling Regulations Governing Review of Developments of Regional Impact* ("Enabling Regulations") (Barnstable County Ordinance 90-12m as amended), *Chapter G – Growth Incentive Zone Regulations* (Barnstable County Ordinance 05-13, as amended) be required within the GIZ.

ANALYSIS: As the existing designation is set to expire, the Town is seeking to designate anew the Downtown Hyannis Growth Incentive Zone. The GIZ application represents collaboration between the Cape Cod Commission and the Town that redefined the process for designation of a GIZ. The proposed application defines community goals and measurable outcomes, supported by ongoing strategic and capital planning and continued evaluation. It eliminates development thresholds, offset requirements, and expiration dates established by the prior GIZ. The application is proposed to be reviewed concurrently with updates to the Cape Cod Commission Act that will support the revised regional GIZ approach.

With this application, the Town requests a permanent GIZ designation, whereby in Year 10 and every ten years thereafter the Town shall indicate its desire to continue the relief granted by the Commission or seek amendments to the designation with the understanding that the Commission will evaluate the Town of Barnstable's goals, progress, and strategies to support the systems, infrastructure, incentives, and regulatory approaches needed to support continued public and private investment in the GIZ area as anticipated and desired by Act.

STAFF ASSISTANCE: Ruth Weil, Town Attorney; Planning & Development Department Staff; Dan Santos, Rob Steen and Department of Public Works Staff; Lynne Poyant and Community Services Staff; Elizabeth Hartsgrove and Consumer Affairs Staff

B. NEW BUSINESS (Refer to Public Hearing 03/01/18)

BARNSTABLE TOWN COUNCIL

**ITEM # 2018-063
INTRO: 02/15/18**

**2018-063 APPROPRIATION AND TRANSFER ORDER IN THE AMOUNT OF \$200,175
FOR THE EVALUATION, DESIGN AND PERMITTING OF THE
RENOVATION OF THE ARMORY BUILDING**

ORDERED: That the Town Council hereby appropriates and transfers the sum of **\$200,175** from the General Fund Reserves, for the purpose of evaluating, designing, permitting and other costs incidental or related thereto, for the renovation of the Armory Building, and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes and be authorized to accept any grants or gifts in relation thereto.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___ Read Item
- ___ Motion to Open Public Hearing
- ___ Rationale
- ___ Public Hearing
- ___ Close Public Hearing
- ___ Council Discussion
- ___ Move/Vote

BARNSTABLE TOWN COUNCIL

ITEM # 2018-063
INTRO: 02/15/18

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
DATE: February 15, 2018
SUBJECT: Appropriation and Transfer Order in the amount of **\$200,175** for the evaluation, design and permitting of the Renovation of the Armory Building

BACKGROUND: In the 1950's, the Town of Barnstable took municipal land it owned on South Street and granted it to the Commonwealth for the purpose of building a National Guard armory. In 1958 the armory was built and was operated by the State until 2006. The Armory Building located in Hyannis was turned over to the Town of Barnstable in 2006 from the State. With the return of this asset to Municipal control, there were very strict limitations set by the State for any reuse by the Town of Barnstable. Several attempts through Request for Proposals have been made by the Town for use of the Armory. The limited responses and ultimate lack of success have primarily been associated with limiting reuse restriction imposed by the State, hazmat abatement, and capital improvement costs.

RATIONALE: The proposed capital improvement project is for the initial soft costs associated with architectural /engineering design and limited hazmat testing and abatement needed at the Armory in an effort to implement a phased capital improvement project. In addition to commencing the preliminary assessment and design, an internal evaluation of phased improvements and associated funding for said phasing would be developed and presented to Town Council for consideration as this effort progresses toward the desired outcomes. The outcome of this phased effort would allow for the Town to evaluate both municipal and lease options for future use of the facility.

FISCAL IMPACT: This appropriation will be funded from the town's General Fund reserves. The town's General Fund surplus was certified at \$16.2 million for fiscal year 2018. The State Senate Capital Bond Bill that was recently passed included \$1.6 million in funding for renovations of this facility. The bill must be reconciled with the House version of the Capital Bond Bill and approved by the Governor to secure this funding.