

Town Council Zoning and Regulatory Committee
Selectmen's Conference Room 2nd Floor Town Hall Building
367 Main Street Hyannis, MA 02601

Councilor Betty Ludtke Chair
Councilor William Crocker Jr.
Councilor John Crow
Councilor Charles Bloom
Vice President Kris Clark
Jake Dewey, Chair, Zoning Board of Appeals
Stephen Robichaud, Chair Planning Board

March 19, 2026
5:30pm

MEETING MINUTES

Chair of Committee opened the meeting at 5:30pm by announcing the following.

Good evening, everyone. It is March 19th, 2026, and we're going to open up the Town Council Zoning and Regulatory Committee.

This meeting is being recorded and will be rebroadcast on the Town of Barnstable Government Access Channel in accordance with Massachusetts General Laws, Chapter 30A, Section 20. The chair must inquire whether anyone else is recording this meeting, and if so, please make their presence known. This meeting will be replayed via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live video-on-demand archives on the Town of Barnstable website. Let's begin with the roll call, please.

Committee members.

Councilor Crocker	here
Councilor Clark	here
Councilor Bloom	here
Councilor Lutke	here
Councilor Crowe	here
Committee member Jake Dewey	here (on zoom)
Committee member Steve Robichaud	here

Administrator to the Town Council: You have full quorum, any votes taken will be by roll call since one member is on zoom. Thank you.

Chair of Committee mentioned we have some topics for discussion, at our last meeting, which was our initial meeting, we voted for the chair, and we had a discussion from Jim Kupfer, Director, Planning and Development for the Town of Barnstable. Mr. Kupfer handed out a guidance sheet with some potential areas that we could look at. He collected these from the staff, and we all looked at them, and independently, we submitted those to Jim. He collated them, and we're going to look at those today and see if we can come up with the first few. We have a cast of many and many that we will look at. I see a long duration for this committee, but to kick it off, we're going to look at a few. So why don't we start, and then we'll entertain public comments.



Town of Barnstable
Planning & Development Department
<https://barnstable.gov/Departments/planninganddevelopment/>



TO: Town Council Zoning and Regulatory Committee
FROM: James Kupfer, AICP, Director of Planning & Development
DATE: Thursday, March 19, 2026
RE: Draft List of Priority Topics for Zoning and Regulatory Committee Consideration

Below is a list of priority zoning amendments as discussed by the Town Council Zoning and Regulatory Committee for discussion at the upcoming meeting to be held Thursday, March 19th. The first (7) zoning amendments were identified as a top priority by multiple committee members. The remainder was stated, but only once.

Top Priority Zoning Amendments

1. Explore amendments to the Town's commercial vehicle ordinance (Town Council)

This priority was identified by Town Council with an objective to implement restrictions related to the parking of commercial vehicles in residential neighborhoods. (Note: this amendment has been formally referred to the Committee by the Town Council).

2. Explore amendments to the Town's home occupation ordinance (Town Council)

This priority was identified by Town Council with an objective of limiting commercial activity in residential neighborhoods. (Note: this amendment has been formally referred to the Committee by the Town Council).

3. Review of all of the Town's zoning districts related to signage regulations
(Zoning Board of Appeals)

This priority was identified by the Zoning Board of Appeals with an objective to review each of the Town's zoning regulations related to signage to analyze existing dimensional requirements and other standards to develop suggested amendments.

4. Create short-term rentals ordinance (Town Council)

This priority was identified by Town Council with an objective to establish a definition for a short-term rental with restrictions related to minimum duration of rental, parking requirements, registration process, occupancy requirements, etc.

5. Explore amendments to the Town's Downtown Hyannis Zoning Districts

(Town Council)

This priority was identified during the Downtown Hyannis zoning amendment process. This could include amending the Downtown Neighborhood (DN) zoning district to modify the building height definition and height limitation in accordance with recent changes to the Downtown Main Street (DMS) and Downtown Village (DV) zoning districts. In addition, the process resulted in other suggested amendments being considered such as setbacks or other map amendments.

6. Create an accessory structures ordinance (Zoning Board of Appeals)

This priority was identified by Zoning Board of Appeals with an objective to establish a definition for what an accessory structure is, and to establish requirements including setbacks, lot coverage, and maximum height related to the size and type of accessory structure.

7. Amend the Town's zoning to light commercial along West Main Street with emphasis for integration of traffic mitigation measures and village center oriented design and scale. Consider prohibiting multi-family development of greater than 12 units along West Main Street and the Route 28 corridor as shown on the Future Land Use Map.
(Local Comprehensive Plan)

This priority has been identified within the Town's Local Comprehensive Plan with an objective of reviewing zoning along West Main Street and the Route 28 corridor with regard to allowed uses, design regulations and for incorporation of traffic mitigation measures.

Additional Zoning Amendments (not currently prioritized by the committee at this time)

Review of all of the Town's zoning districts related to illumination and lighting standards in both commercial and residential districts (Planning Board)

This priority was identified by the Planning Board with an objective to review the Town's zoning regulations related to illumination and lighting standards to analyze existing specifications and develop suggested amendments.

Strengthen the inclusionary affordable housing ordinance

(Local Comprehensive Plan/Town Council)

This priority has been identified within the Town's Local Comprehensive Plan, the Town's Housing Production Plan and was also recommended by two of Town Council SubCommittees: the SubCommittee to Review and Assess Zoning and Review the Town's Use of Regulatory Agreements and the SubCommittee to Assess and Recommend Strategies for Housing Creation within the Town. The objective of this priority is to better understand how potential amendments to the Town's inclusionary affordable housing ordinance would impact the feasibility of new development based upon real market conditions.

Explore zoning map amendment for parcels north of Rt 132 at Phinney's Lane

(Town Council)

This priority has been identified to explore opportunities to amend the zoning for several parcels that front Route 132 at Phinney's Lane.

Explore designation as a Seasonal Community (State of Massachusetts)

The Seasonal Communities designation was created as part of the Affordable Homes Act, signed into law by Governor Maura Healey on Aug. 6, 2024. The objective of the Seasonal Communities designation is to recognize Massachusetts communities that experience substantial variation in seasonal employment and to create distinctive tools to address their unique housing needs. This priority involves reviewing the criteria to become a designated Seasonal Community as well as corresponding efforts including a new zoning ordinance in order to become eligible for this designation. This item shall be reviewed by Town Council prior to coming to this committee.

Explore amendments to the Town's recreational and medical marijuana ordinance

(Town Council)

This priority was identified by Town Council in response to a Citizen's Petition. The objective is to explore options for allowing recreational retail and to examine updating the Town's existing recreational and medical marijuana ordinances.

Accessory Affordable Apartment (AAP) ordinance (Zoning Board of Appeals)

Review the Accessory Affordable Apartment (AAP) ordinance to incentivize the program which requires affordable restriction limiting tenant/household income and rent in support of affordable housing.

Review definitions defined within the Town's zoning districts

(Planning & Development)

This priority has been identified by Planning & Development staff with an objective to review definitions within the Town's zoning to increase efficiency of review and amend any antiquated definitions as applicable.

Review of all of the Town's zoning districts for modernization of uses (Town Council)

This priority was identified by Town Council with an objective to review the Town's zoning as a whole to identify antiquated uses for modernization (i.e. the current inclusion of blacksmith, confectioner, shoe shiner, etc.).

Further refine the Town's Land Use Control for Flow Neutral Wastewater

Management (Town Council)

This priority was identified by Town Council with an objective to amend General Ordinances, Chapter 184 Sewers and Water to further refine the recently added Article V for establishing a Land Use Control for Flow Neutral Wastewater Management.

Chair of Committee asked Mr. Kupfer to explain the document.

Mr. Kupfer: As chairman Ludke mentioned, at the first meeting, you received the initial list of zoning memo, that memo dated February 18th, 2026, just for everyone in the public's knowledge, and that is all

now posted online under the subcommittees tab on the website to all the meeting materials there and the February 18th memo. That began to list out all the different zoning amendments that staff has received in one form or another and what is meant by that is all the different sources in which zoning can come from or zoning ideas can come from so an example of that is the Zoning Board of Appeals (ZBA) and that committee's interest in seeing the Accessory Structures Ordinance amended due to constant applications of that and concerns of the the current way in which our ordinance reads our local comprehensive plan had a number of zoning initiatives one example of that is the West Main Street zoning and obviously Town Council has had a number of potential proposals before Council either by petition or by state mandate or or whatever or however and those were all added on to this list and of course including our more recent ad hoc committees for zoning and housing and so we grabbed a number of those top priorities and added them to the list. Since that time, and obviously this list isn't a whole or comprehensive list, additional items could be brought forward; we asked for this committee to provide staff with their draft list of priorities for consideration, and tonight as the Chair mentioned we can review these priorities, and be able to provide staff with direction on what kind of work product you want to see at the next meeting. This list unfortunately, knowing this is only our second meeting and first time seeing this list that was put together. I don't think we're going to be able to get too deep into the weeds on a substance it's more of hey we want to work on this priority please provide us with the beginnings of a draft for our consideration or perhaps it's more work product for us to better understand the topic, so what you have before you dated March 19th that's in your package is this list of priorities that was consolidated from the committee that was provided to myself after I heard by and large from most everyone and so I have added on to this document every single priority that was provided to me; however you'll see the top priority zoning amendments so these were the ones that were repetitive and were provided to our department staff by more than one subcommittee member that thought that these were priorities; perhaps I can go through those top seven just very quickly for everyone as an understanding for the public's understanding and then perhaps I can give it back and we can have some discussion about those priorities.

Chair of Committee asked that Mr. Kupfer put the list up for the public view, so they understand what we are discussing.

Chair of Committee mentioned that while Mr. Kupfer was getting set up, that public comment be taken out of order, Chair opened public comment and stated we have an individuals here with some young children so if you'd like to come forward sir we could hear your public comment, thank you.

Chris Gregory Centerville: I want to thank you for two things before I start my comment one that we're in this room instead of the side room because I brought my kids I was wondering if there was even a place in that room that I could put them where they wouldn't be on camera because all the videos go up on YouTube and that is unfortunately a consideration we have to have nowadays; and also that this is probably the best worst option for being able to attend one of these but I wanted to come in talk to you even before you made your priorities because I want to I want to just ask that you all are as diligent as possible once you've set your priorities in defining the actual problem at hand with any of these things not just in a way of public comment but in a way of direct force or any of these act methods and that you're isolating the actual negative externalities that people are facing with some of these things with home residencies I don't necessarily care if I can see my neighbors trucks but if they're making noise and are creating sound early in the morning or late at night that is a problem that I think should be addressed and also not all these is just yours and my that is a problem, that I think should be addressed and also not all these are a problem that I think should be addressed; also not all these issues are zoning-shaped nails that you can hit with a zoning-shaped hammer, and maybe there's other ways that you can come at it instead of squeezing it into that narrow box. I think that we've encountered that with home occupancy, with short-term rentals, with a number of these things on this list. So I really hope that you'll take advantage of the fact that this isn't an Ad Hoc Committee, to really go as in-depth as possible in these different topics that you're going to deal with, and to try and bring a full understanding to the public,

because I think that we all deserve that; I thank you all for your work on this, and I'm going to go give them the burger that I promised them to get them to come here. So, thank you. Thank you all.

Chair of Committee thanked Mr. Gregory and thought it was a really nice statement to kind of set us off at our kind of first meeting. We're actually talking about priorities, so that's always a good way to focus. Chair of Committee asked the rest of the public to hold their comments for now, and explained the committee took him because of his young children. We're going to hold the rest of it, so you will see a little bit of what we're talking about.

Chair of Committee drew attention to the screen and Mr. Kupfer: So, these are the first priorities. (see list above) Mr. Kupfer explained the following: The top seven here, not in any particular order, though, you know, I did try to number the Items so we can refer back to number one, number two, et cetera, this is really for the first brush for your opportunity to weigh in, to discuss what our work agenda is essentially going to be, and to, you know, the public speaker's first point. This is going to be a process. This isn't, this isn't a quick fix committee. This is going to be a lot of work. This list and discussion around this list are going to set the tone for process moving forward and realistically, we're probably talking about a couple of these items to work on at a time. So maybe being mindful of that as we're working through this.

(1.) Explore amendments to town Council's Commercial Vehicle Ordinance.

Many of you are probably very familiar with this, the Commercial Vehicle Ordinance, and this kind of ties with the second one and was discussed for some time at Town Council. It was requested to be worked on through the Quality-of-Life Group, which is the town manager's working group for certain amendments that were of concern. This one has some work product already started in that that working group and established a draft ordinance, moved it forward to the Planning Board, and the Planning Board had a number of public hearings, had a lot of great public discussion, so that draft document is certainly something we can build off of but that ultimately was not recommended, went back to Town Council, and was withdrawn in order for it to come to this committee to work on it further, engage the public, and eventually come back perhaps at a later date if recommended.

So that is priority number one that was mentioned by multiple subcommittee members.

(2) Home Occupation

Essentially the exact same process comes out of the Quality-of-Life Group, raised concerns from the residents. It moved to the Planning Board where they held several public hearings, and there were some concerns about the draft Home Occupation ordinance; again, a lot of good comments that came out of that and certainly a good place to start.

So that was number two, again, mentioned by multiple committee members.

Another one, and this comes out of the Zoning Board of Appeals, and kind of repetitive petitions, of signage that might be out of date in our ordinance, or it doesn't reflect what the true priorities are.

(3) Comprehensive look at Signage.

Mr. Kupfer stated, across the board, signage is no different than really any other kind of development concern or roadway concern or sidewalk concern. It's likely having an amendment that would look very different in Hyannis than that of West Barnstable; that could be a heavy lift but certainly is a needed lift in that our signage ordinance is hopefully out of date.

(4) Short-Term Rental Ordinance.

I know the town looked at this some time ago, and several other communities on the Cape are also looking at it. Multiple committee members here suggested that we begin to look at creating that Short-Term Rental Ordinance. That's certainly something we could prioritize and work towards.

(5) explore amendments to Downtown Hyannis Zoning Districts.

Councilor Crow mentioned while some of that might sound ridiculous or repetitive, it actually is building off of that preview or it's not quite ended process, but soon to hopefully have a conclusion before the Town Council, and what I mean by all of that is, you know, it's been about two years of working towards improving the downtown Hyannis Zoning, And, you know, methodically, we the Town Council has worked towards making some amendments out of that process has come some other potential amendments. We could put forward several recommendations to kind of clean up that process and finalize some of the suggested changes.

Councilor Bloom mentioned, for instance, the building height discussion just last week. You know, the adoption of the new height definition pertains to six out of the seven zoning districts. And then, and then work through and, and exclude the downtown neighborhood because of just how the process was established and, and how the public hearing notices wrote.

Mr. Kupfer discussed giving proper notice and procedure, you know, the downtown neighborhood could be cleaned up to be incorporated with that new building definition. Clean up items like that, that came out through, I think a solid process that could be initiated here and move forward rather quickly.

(6) Create an Accessory Structures Ordinance.

This comes from the ZBA. Mr. Dewey could probably explain these a little more if you needed.

Mr. Dewey explained this is somewhat similar to signage, where we have an ordinance that might conflict with the the neighborhood; conflict with practical development patterns; etc. and the Zoning Board is seeing repetitive petitions, where they're, you know, having a difficult time meeting the letter of the ordinance, but in realities or in the practical terms, might not have be overly impactful. So how do we right size those accessory structure ordinances to, you know, meet the current standards today.

(7) Amend the town zoning to like Commercial along West Main Street.

This comes out of the local comprehensive plan, So that was identified by multiple parties, though, that this could be a priority for this group to work on.

Those were the top seven priorities that came out of the group, obviously, pages three and four are all additional ones, a couple that I wanted to just quickly highlight.

And then lastly, another topic that came up was the inclusion of Affordable Housing Ordinance. This is certainly something that I've heard over and over again, and do we want to tackle that which also came out of the Local Comprehensive Plan; and just as a reminder, staff heard that that request and we sought and we received a State grant to get an economist on board to better understand performance and what would be an appropriate increase in that percentage of affordable housing. So we received that grant we just completed procurement of two days ago, completed procurement of that economist and that team; so my thought there is, well, that might not be a priority that we work on immediately.

Once we have good work on the project, maybe I can work with the committee Chair to get that on a future agenda, we can have we can have a discussion about the data that we're seeing and what we're hearing from our consultant and this group might be able to kind of shepherd that process along similarly with Seasonal Communities, it's a bit premature to seek designation as we're kind of working through while it is final regulations, I think there are some problematic issues with those regulations and some of my peers and other communities have agreed with that. So, when Town Council requests, I'll certainly give an update at their meetings, and then ultimately, if Town Council wishes to seek that designation, my thought is then I would bring both of those zoning requirements to this group to help shepherd that process along.

Chair of Committee thanked Mr. Kupfer for his presentation and explanation and stated I'd like to hear from anybody who doesn't think we should just work with the seven. We had a process established. Everybody sent in the seven, I think are fine to work within. Everybody agree with that? Can I just see hands or heads or something here? Jake looks okay too. Okay why don't we work among the seven and in this committee I'd like everybody to speak tonight, so I just like to call on folks and I'm going start over here with Steve at the end especially since we've got the two that went before the Planning Board so look can we hear from you your opinions what I'd like to hear from everybody is I think seven is too many to deal with at one time what do you think of these how many do you think we can handle and what do you what do you see us doing going forward.

Mr. Robichaud stated great intro by Jim, great work on this I agree with the seven that we see here, I wanted to just give a couple comments on kind of our process before I get into the priorities and just reiterate a few of the things that I've said prior.

One of the things for me is I thought that Mr. Gregory's comments were excellent he's been to the Planning Board before and he clearly has some experience and knowledge in this realm and really appreciated that. One of the things that he said that I really love is to focus on defining what the problem is where the pain points are before we get into solutions obviously and identifying the pain points and is it worth making a change from there focusing on you know data-driven evidence-based observations related to what those problems are; you know I've said this to Mr. Kupfer and staff before I think it's always good to look at what other towns are doing when it comes to these issues a lot of towns have tackled these problems before us and obviously no town is the same but there's certainly much that can be learned there and not just on the Cape you know Jim looking at you know the state and even the country to find case studies out there that we can learn from.

Is there state guidance is there federal guidance are there consultants out there who can we lean on and just focus on that, Madam Chair I think you mentioned that this is where the hard work needs to be done and that this is going to be a big lift I agree completely I think that we should try to be comprehensive in what we do so when we turn it over to the Planning Board and any other boards Town Council those entities don't say oh boy there's a lot of work that still needs to be done here trying to do the hard work here so when it's handed off we can say we've covered everything um looked under every rock and really dealt with all the hard issues in my opinion I think two to four projects is probably the right mix to tackle at once, I think that the process should be that we discuss it have an open initial discussion, talk about identify what the problems are, and hear from the public and then set staff on a path of research planning and coming up with some initial staff reports drafts documents for us to work off of Jim is probably going to come back and say I need two months or I need three months for this one and for that reason we should have a few in the hopper that we're working on where we say okay, they're going to work on hallmark we're going to get to that in two meetings so next meeting let's dive into the next one so that's why I feel like two to four is probably the right mix in my opinion. The last thing I'll mention is just making sure that staff is kind of focusing on okay what's the history of the zoning in that area, I always love to hear the story how did it start, out how do we get here, what were the conditions that led us to this point, what were the conditions under which you know our our predecessors made those decisions, we should understand what led to our predecessors making those decisions; why the existing zoning was put in place, the economic conditions that were relevant at that time and are relevant now, any historical considerations, the culture or community impacts public comment of course, and then the stakeholders. I say to staff all the time please try not to give us you know a 40 page document that's all words let's get some diagrams let's get some flow charts let's get some timelines some photos that you know it doesn't just make it more digestible for us it makes it more digestible for the public and I think that it makes it easier for people to work through. All of our activities should tie into Town Council's Strategic Plan I think we always need to be cognizant of that and lastly, just the marketing and outreach outreach is really important one thing you know to think about is of all the individuals that wrote into the Planning Board and the Town Council on these items in the past let's get an email back to them. Jim just dial up that marketing email, marketing social media, we do a great job of it but we need to lean into every possible avenue we have I don't want somebody to come before any town committee

and say why didn't you tell me about this that crushes me when I hear that and I know it hurts any Town Councilor and anybody else because it feels like we failed them. So, everyone's involved, all public, all stakeholders are involved from the start, and they don't feel left out, for me, I would start with the two big ones. I would start with the Home Occupation (HOMOC) and Commercial Vehicles because there's a mandate from Town Council. The public was very engaged with that on both sides, so I think it is important to the public. So that's where I would start. If I looked at a third, I think it would be the zoning districts, the number three, review of the town's zoning districts related to signage. I think that it would be a good one to get consistency across all areas of the town. So those would be my three to start out with.

Chair of Committee thanked Mr. Robichaud for his thoughts and comments and priorities.

Councilor Crow stated: I happen to go along with most of what Steve said, and I'd like to see us roll some of these things out and we're not holding back anything. Once we're finished with them, we send them right on so they can stagger towards the Planning Board and the Council, so we get those off the table. I don't disagree with the first four; I think all of them are something we need to do, and I would like to make short-term rentals something that's also a longstanding burr in the side of a lot of people and I'd like to see that handled as now seems to be more of a consensus, both townwide and statewide, that there's really a problem with our housing, so I'd like to see that also included. For how many we can handle at one time, I have a feeling, it's maybe two or three is the right to start off with and then move those off the table and move to the next ones.

Chair of Committee thanked Councilor Crow.

Chair of Committee asked for Mr. Dewey to comment on his thoughts:

I sort of agree with both other members. One question would be sort of to Jim in terms of what his staff, and what they can take on at a time. I think one and two kind of go together; they were referred to from Council. I think it makes sense that we maybe tackle those first and plus, it's sort of the box has been opened on that. The public's been involved in the process and discussions have been had so I think we could pick that one up again from, you know, from the Zoning Board discussion. Signage is a big thing for us in the ZBA. Right now, there's an applicant trying to sort out a Dunkin' Donuts sign going to Dunkin' and they've been going round with it. There're things like that that just need to be kind of cleaned up to match our development patterns and what we want, you know, our commercial corridors to look like. I think that one would also be important. I'll push again on the accessory structures, for whatever reason, everyone in Cape Cod wants a pool now on a small lot so we're constantly getting these pool requests, which are considered accessory structures. The ZBA would love to have some guidance on that as to, again, what we want our community to look like in terms of if we want to have potentially open up land in their backyard or front yard so that they could turn that hole into a pool. Those are my sort of three or four.

Chair of Committee thanked Jake.

Chair of Committee asked for Councilor Clarks comments:

I agree. I think that Jim teed them up well. One, two, three It's good for me. I do agree with Mr. Dewey about that we have some traction with number one and two having been addressed by not only Planning but also the Town Council. I do think hearing what Mr. Gregory said and using Steve's line, the pain points, perhaps we need to hear from Assistant Town Manager Clyburn on what the pain points are, what you had referred to, is how did this emerge as a concern and where is the noise coming from? Are the complaints in a part of town or what are the conditions that have triggered the calls for a transition? So, I do think that maybe referring to the history of how this came on our plate would be helpful and maybe we also need to hear from the Zoning Board of Appeals. Mr. Dewey referred to these

reoccurring problems. So, what's the deal for me and for those who haven't had the experience he has at the ZBA? What are the reoccurring triggers that have caused concern that need to be so-called fixed or addressed? I think we need to hear that history and be able to say, okay, this is where the pain points are and how do we take the pain away?

Chair of Committee thanked Councilor Clark for her comments and asked Councilor Crocker to state his concerns and priorities.

One thing before we get started and I want the community and this subcommittee to know that I may have to recuse myself from the number two top priority zoning amendments, which is the home occupancy ordinance. I may have to recuse myself from that one. More to come on with regard to that. As far as the zoning amendments are concerned, two things come to my mind immediately, Number one, I like I would like to go through, first, all seven of the ones that Jim has kind of ranked for us. I'd like to go through all of those because I think those are very much on the minds of the residents in this town. Ones that I have been talked to, when people talk to me about them, these check all the boxes, if you will, and secondly, with regard to these seven, I would like to also just bring up the idea of maintaining our relevance; and by that, Madam Chair, you said that we, you look at this as a going to be a long-term committee and I couldn't agree more. We also need to keep this committee relevant and in the minds of the public, I don't think that will be a problem, but I do think we also need to keep this committee public, relevant with the mind of the Town Council. So with that, I would say, I would like to, once we finish with one of these top seven, so to speak, we move it along to where it needs to go, if it needs to go to the Council for review and a vote, or it needs to go back to the Planning Board, or it needs to go back to the Zoning Board. I think we should move, once we are finished with one of these, one, two, three, four, five, six, seven, or how many we decide we are going to do, that we move it on because that keeps us in the minds of the public, and it also keeps us in the minds of the full council. So that's what I would like to see and basically, that we, number one, that we continue to go through all seven of these top ones, because, again, I think they're uppermost in the minds of a lot of members of the council and the general public and number two, that once we are finished with one of them, that we move it along to wherever it needs to go.

Chair of Committee asked Councilor Crocker if he wanted to go through all 7 tonight? Or are you happy with, I think, with the consensus so far, now that we've reached consensus that the one, two, and three might be something we could start with? Or do you want to have a further discussion?

Councilor Crocker answered; I think we should discuss it until everyone is satisfied that we have, you know, hashed it out.

Chair of Committee asked for Councilor Bloom's comments: Thanks, Jim, again, for your great work here. It came to mind when I was prioritizing these things that, you know, one and two, I'd like to have some sort of discussion, if only to clear, in my mind, the differentiation between the two of them. For instance, I'm thinking if there is a home occupation that includes vehicles of a commercial nature, maybe we should explore two before we address one. But, you know, Jim, you and Steve probably have a better idea what these two mean and are they close to one another in conception Should we consider that? Or are they far apart and handle separately or can we just go right ahead and do both at the same time?

Mr. Robichaud spoke I can add a quick comment, Madam Chair, if you don't mind, and Jim, I'm sure, would want to weigh in. But what we found as we started working through them was, logistically, it made a lot of sense to open both and kind of have a discussion and kind of have a discussion of both because they're so tightly linked. I mean, they're just one and the same almost in so many ways. Jim, what do you think about that?

Mr. Kupfer answered: I agree. I think you would probably want to tackle both concurrently. The Commercial Vehicle Ordinance was established in an attempt to remedy not only commercial vehicles

in residential neighborhoods but get in line with the requirements that were in the home occupation ordinance so there is some synergy there. It would probably be best if those two move forward if this committee wanted to move those two as some of the top priorities, we certainly can have Brian Florence in to discuss what the background to it or I could certainly speak to it the Assistant Town Manager, I'm sure, could as well and we could also provide you with a lot of the good discussion points that already came out of Planning Board and so forth.

Chair of Committee asked if there were other people in the public that would like to speak now:

Hilda Haye, Chair of the Housing Committee:

Good evening, ladies and gentlemen and Good evening to the public. I would like some understanding about the commercial vehicle parking. What is it that we're trying to fix? What are the complaints that we're trying to fix? and also, we are encouraging people, small businesses, for example that has to take one of their commercial vehicle home, if they don't have enough parking space at wherever their location is, or for some reason they are moving goods from one destination to another, will this affect their business? What is it that we're really fixing? So, you can help me to understand that also. Is it just because of beautification? because the big truck, commercial truck is parked here, it's not going to look beautiful beside me, or is it noise? What is it that we're really trying to fix? Is there a way to set a time frame in the morning to a time frame in the evening, like it's from 9 to 5, you can't make any loud noise, can't make any banging, stuff like that. I would just like to get better understanding of that. On the short-term rentals I know I had a meeting this evening also, and we were talking about short-term rentals, how to fix this issue, the issue of housing, which there are so many different groups that are working on it, and I think everybody is trying to do their best, but everybody is out there. Are we able to meet under a smaller umbrella with all these different groups who are trying to build and to advocate for housing, and see how we move forward in solving the issues? Because I think everybody, every different group HAC (Housing Assistance Corp), the different housing planning, everybody comes with something, but nothing is concrete, nothing is really moving forward in the town of Barnstable, and I find it like hard. So much controversy, nobody wants housing, yet we complain. I mean, for a long time, I've seen a lot of housing now out there. There are more vacancies, but people still can't afford it. It's not even a matter of not having housing. I see, since the last year, of a hundred and something housing on the market, and I would drive around, I can see vacancies on different apartments or different properties. People are just not able to move in because they cannot afford it. So, what I see as part of the problem is not even having enough housing, but are we able to build enough housing to take the price of housing back down? Or is there a way for us as a town to come together and figure out a way how we're going to deal with the housing? Are we going to use town properties to kind of fill some of the gap, to cut back on the expenses? Just putting that out there and seeing how we can all work together in this town of Barnstable to get housing, There's a percentage of us that works off Cape, there's a lot of people who have moved away because they can't afford it, they moved over the bridge, the congestion on the road. That's not the real deal. I think just the real deal is to be able to afford what is here, because there are openings, there are vacancies here, but people just can't afford it. The \$16 an hour, \$20 an hour is not able to pay those \$2,500 for a two-bedroom house or \$3,000 for a three-bedroom house.

Chair of Committee thanked Hilda for her comments

Chair of Committee welcomed Larry Morin of Cotuit:

I jotted down a lot of notes and what I may do is just type them up and turn them in to you, Betty, just so you've got it. I came up on the very first page of this with common denominators. I started writing where, where, where. In other words, where are the commercial vehicles? Where are the home occupations? I think that it would be to your advice and make it uniform to identify some definition of it and I think that that's something Steve's already made reference to. I think if you can do that, that's going

to help because that helps you decide which one of these particular ones you want to focus on. The next thing I came up with, what is the issue? For instance, what is the issue with short-term rentals? I don't know. Some of you, I bet with seven, five or six of you are going to come up with 10 different reasons. So, you may want to try to come up with, come up with something that's consistent. Another thing that occurs to me is that there's reasons for coming up with common denominators. Common denominators, by that I mean, you're coming up with things that enable you to compress or compact some of these things. In other words, for instance, the talk about saying that Commercial and Home Occupation is so close together, but they really come, they're two distinct things. as anything that become compacted, that I think would make it easier for you to do what Councilor Crocker suggested come through, try to come up with something that you can live with and you go forward realizing that in all likelihood, you're going to come back and look at it again, which is, I think, what's going to make you feel comfortable. I also took it upon myself to come up with items eight, nine and 10, but I did that because they were different matters. First one is my number eight, which doesn't need to be yours.

Residential development- and I immediately thought about the Great Marsh Project, where there's density, parking, water, sewer, septic, all of those are issues. Are those issues that you need to be considering? Residential development can pop up under number three. It can pop up right there but more importantly, what are the particular facts that you want to be considering? My number nine, for what it's worth, is the ability to apply to every, this is my pet peeve, setbacks and sidewalks. It's pretty easy. But I'd like to see those put in every single one, and then you can decide if you're going to qualify them or delete them to me, that's the most important thing and the classic example is what we would have called the Cascade over here. Look what we've got over there and look at what's going on if you go up Barstable Road right up here, all the new buildings that are there, how close they are. Look at the one down just below Pleasant Hill, that's right on the edge of Stevens Street. You can't even get into the place. And then when the water hits, it floods underneath it. These are the kind of things that should be universally thought, even with respect to commercial vehicles. What's the impact of that with the setbacks, sidewalks, all of that? It doesn't mean you keep it, but it means you think about it. Another point that I made was, who's going to draft these regulations? You really need to find a lawyer or a law firm that is going to draft regulations of this sort. I have to have done it years ago, but I'm not throwing myself in there the important thing is, is that you need somebody that's going to do it right from the bat, right from the start, hitting the main points. I think the two last pages, the additional zoning, are additions to the first seven that you've come up with. But I think that's good you'll be able to do it. I think it's important that you think about it.

The final point that I had tied back in with the Comprehensive Wastewater this past week, which was an amazing session. It took one hour for Z. Crocker and Scott Horsley to make their pitches. It took another 90 minutes for the public comments to be made. That's the content that you had and in the process of doing it, you're going back and forth saying, we're going to throw it back to the Planning Board, are we going to go this? I think the Planning Board has already had their touch on it. I think other boards have had it. I think that you should take it upon yourself that you are the ones that are going to be winding it up and being in charge, unless you decide you don't want to be there because if you do that, then you're the one that's assuming the responsibility. You're also looking into what things need to be covered and if you find it's missing, okay, correct yourself or have somebody else do it. So, I hope that those comments are worth something to you, and I'll type them up so you can look at them. Thanks. Good evening, everyone.

Chair of Committee welcomed Bob Schulte from Centerville:

My first comment, you guys have your work cut out for you. I would just want to comment on a couple of things. I don't want to disagree with any of the priorities and things that you've discussed before. I would suggest, though, one of the items that Jim has identified as item five. I've had several conversations with Jim and others since we've gone through this, several times with the town council. I

think a couple of things are really more of a cleanup item, and Jim and I have talked about these, one of those would be the determination of the measurement of building heights and the actual heights for the downtown neighborhood because of the timing and those weren't on the original item, they have to be determined by the Town Council. I think those are something that you could do quickly. There's been a lot of conversation about that, particularly now that, you know, the council has set 44 and 40 for the downtown Main Street and downtown Village. I think you need to set that Downtown Neighborhood. There were some conversations I know Mr. Robichaud, the Planning Board, recommended 42 initially in their memo.

Mr. Robichaud stated I had several conversations at the Planning Board with Mr. Schulte and Mr. Teague, and we talked about 35 feet for the downtown neighborhood and the two and a half. Mr. Schulte stated So that's going to be something you'll have to decide but I think given you agreed with the idea of tapering those heights as you go away from Main Street, I don't think it would make sense to go back up in the downtown neighborhood; I think, as Jim said, you really need to set that measurement for building heights so it is actually in the code for all of the districts. Downtown neighborhood is the only one that doesn't have that now and then you'll have to determine what that height is, whether it's 35 or somewhere between 35 and 42 will be your decision. I think that's a cleanup item I think you could tackle quickly and get that off your list, send it to the council and be done with it. Setbacks were another thing that unfortunately was not a part of the Ad Hoc. We never got to setbacks, and I think that was something that I heard time and again through the conversations with the council. Several people say they were almost more concerned with setbacks than they were the heights of the buildings as Mr. Robichaud said, and I agree with him, pictures tell a thousand words, and you all saw this from my presentation to the Town Council, you can see what a difference the setback on 209 makes to 201. So, establishing something similar to setbacks, some sort of setback for the downtown Main Street district in particular is something I think needs to be discussed. What that is, I'm not going to make any recommendations, but I think it's an important issue, so I think item five is one that you could tackle quickly and get those taken care of. I agree with, you know, the other priorities on that list of seven. I think short-term regulation is something that needs to be discussed and the only other one I would suggest that you think about it's not in the top seven list, but the strengthening of the inclusionary affordable housing ordinance. That was something that came out at the both the Ad Hoc Zoning and the Housing Ad Hoc that making some changes to that is important. It goes towards some of the affordable housing ordinance. I think that's something that we need to be thinking about some of the affordable housing issue. Where you put that in your list of priorities, it's a bigger issue. I think, Jim, you had an RFP at some point to do a look into. I don't know where that process stands, but I would just suggest that's something that you might want to look at after you take care of the first two or three and maybe you move that back up onto the list. But other than that, those are the comments I have. Thank you.

Chair of Committee thanked Mr. Schulte for his comments.

Chair of Committee made her comments: I pretty much agree with what was said here. I have no problem with focusing on the first three. If we want to have a discussion based on what we've heard from the public, what we've all heard from one another, we can do that. I don't want to do anything, certainly to Steve's point, without a public hearing here in this room. That's what we're here to do is, President Tamish was here. He called it the sausage making. He wants to get that out of the Town Council and down here. That hearing that you had, Steve, for numbers one and two, I think it is must-see TV for anyone who wants to have their finger on the pulse of the Town of Barnstable. There were some very passionate comments. It really brought out some good comments. So, I would be comfortable with that. I'd just like to hear what it is not. Councilor Crocker, you wanted to kind of look at all of them. I think some of our commenter's kind of dove down in there on how we might want to. Do we want to talk about how we might? I think we have consensus that one and two we're going to tackle. They're very complicated. They're thorny, and they need a lot of review. Councilor Clark had mentioned background, too. There's a lot of background here. I think several people have been brought up, what is the problem? We need to understand what the problem is. So, I think maybe Jim, and anybody jump in here. I would like Jim, Charlie's going to jump in, but I would propose that we let Jim talk us through

how we might start getting the information we need to make intelligent decisions, data-driven, engineering-driven, problem-driven public hearings, and move out smartly on one and two, and then maybe we can have a discussion about the other ones.

Committee members all agreed Chair of Committee mentioned all great discussions. I think you guys are really moving in a smart direction. For one and two, since there is some early draft work product, that is extremely helpful. What I would recommend is we could begin, if the committee agrees, we could assign these first one or both to the next meeting where we would then send out outreach notices. We could, as Steve mentioned, maybe try and find as many email correspondence that we've received and respond back.

1. That the subcommittee is now picking this up.
2. For this committee, ZBA and Planning Board to provide all the links of the hearings so that the committee members have a sense of what the dialogue has been to date.
3. Confirm that our building commissioner is available to talk about existing conditions and the complaints he receives on a day-to-day basis.

That would be my suggestion for those two items. For number three, we can certainly begin to work on a product, looking at, obviously, best practices, looking at Zoning Board's concerns, and maybe even sitting down with the Zoning Board or inviting a couple members of the board, not a quorum, but a couple members of the board to this group to discuss their concerns and we can begin to work on a draft product that is, you know, as we're working on that, you guys can be talking about one and two so that we're ready to go on number three as you guys are getting closer to a conclusion on one and two. If that seems amenable to you guys, I think that would be our best approach. I think that's good. I'd also, just because it's been so fresh at the council, you know, the amendments that went through the Planning Board came back to us, were done by Bob Schulte. I think he makes a wise point that we've got a piece of the downtown zoning that we haven't quite defined as well as the other pieces. I don't know if the people here agree that that might be an easier lift for Jim to bring forward. Again, we will require a public hearing for this. We're not going to just do it ourselves and send it and from what I understand, to the point of Councilor Crocker's point, everything goes to the town council and then to the Planning Board and then back. Is that accurate?

Mr. Kupfer answered: Absolutely, None of this circumvents Mass General Law, So, any public engagement that you do here is a bonus because once the final product leaves here as a recommendation, it goes to, our Council Leadership, which is the President and Vice President. They'll determine whether or not it gets on an agenda. You can certainly maybe make an ask, depending on how weighty the subject is. You may want to ask for a workshop where this group will come and discuss with the full council about why this work product has come to you and why it's in this final form and then the council would then accept that, put it on an agenda for a first read. It would go to the Planning Board. It's required to go to the Planning Board for Mass General Law. The council is probably tired of me with that presentation showing you that and so it goes to the Planning Board. They will then hold a public hearing. No matter how many public hearings we do, or public meetings we do down here, the Planning Board will hold a public hearing and then it will go to the Town Council for a public hearing, hopefully if there's a lot of public engagement in the onset, the product will be in a more refined form once it gets to the Planning Board and Council.

Chair of Committee asked the members for any comments on what Mr. Kupfer just explained.

Mr. Robichaud mentioned that he does agree with comments that were made about number five because number five is so current. There has been great work on it. I think the Planning Board did great work on it, and because it's so active, staff have a lot of materials at the ready. So that may be a great one to dig into. Jim, timelines. Is there any sort, are we held to any sort of standard with timelines?

Meaning when we open a public hearing, how long do we have to close it or when it's closed, how long do we have to make a recommendation or does that not apply?

Mr. Kupfer answered: None of these are public hearings. This is a subcommittee that's advising the council. So, at all public meetings, you guys can engage the public, invite them to comment, but none of these are statute as a public hearing. So no, there's no timelines that are mandated, and so you guys can take technically as much time as you need to work through the items.

Mr. Robichaud asked: and then the second thing I just wanted to hit on is, I do agree with starting with one and two. I think that kind of starting with those two is probably a full meeting, to be honest, and then possibly think about having number five on deck to kind of get into next. Then my last thing is I just want to touch on short-term rentals. I was on the Planning Board when we had our first whack at that. It's a wide-ranging topic and it may be beneficial for us to identify a narrow focus, a specific objective. Let's try and get through this one objective first and then go on to the next, rather than trying to bite it all off at once. I think one thing that you constantly hear is, let's get corporate-owned short-term rentals banned in town and that's something that I think a lot of people would agree to, that might be a good objective to just start with. Hilda mentioned so many other groups talking about it, working on it. Those are the stakeholders that we've got to get in this room. Those are the stakeholders we've got to invite here, to hear about what they're seeing for their problems and what they've been working on; and then the last thing I'll mention is, I think we've got to hear from the Town Attorney about conflict of interest because that's what we ran into last time. Members of the Planning Board had to recuse. Many members of Town Council had to recuse because really, anybody in your family that owns an Airbnb, you're out. So, I think we just have to hear from the Town Attorney before we get into that to figure out, is there going to be any of us left standing? So anyways, I just wanted to put that out there because we could run into quorum issues with that.

Councilor Clark mentioned: If one of these recommendations matures and goes to the Town Council, this will look like all of these recommendations will require a two-third vote. Is that correct?

Mr. Kupfer stated: It depends on what the final form is. But yes, if it's zoning and there is a housing choice variable in Mass General Law that, if it's specifically for increasing housing production, that's actually a 50% or a majority vote, 51% but by and large, yes, you're right. Very likely these would be two-thirds vote. But again, it's going to ultimately be determined by its final form and what I mean by that is it could be a general ordinance as well, potentially.

Councilor Clark asked and if it is a zoning amendment that we're voting on, if it fails, then you leave it alone for two years?

Mr. Kupfer answered well, again, that depends, many of these would likely be born from this committee, going to the Town Council, it's really a Town Council item, so if it goes to Town Council, you certainly could withdraw it at that time if you sit there and think, this isn't right yet, let's send it back, but if it goes to the Planning Board and the Planning Board says we don't recommend it, and then it goes to Town Council and the Council voted and it goes down, yes, it would be a two-year cooling period for that but we could certainly have discussions as we proceed through that process. And that goes with this group, too. If this committee is working on a subject matter and you say, you know what, we've heard from the public, we've heard from staff, and we don't believe it's an issue, then you could certainly say, you know what, we're putting this to the side we're not working on this at this time because it might not be an issue. So that's certainly something to consider down the line as well but I think you guys have enough already locked and loaded that that's probably not going to be an issue for some time.

Councilor Clark also asked If I could suggest that given, say, agenda item or priority item number three, the review of all town zoning districts related to signage regulations and that it was recommended that we address this through the ZBA, perhaps I can ask the chair of the ZBA, Jake, if you

don't mind considering this, then maybe put this on your agenda and send this group some bullet points from the rest of your committee. So, you say, hey, these are the things that have been, we keep bumping our head up on, you know, or something like that. Does that make sense to you?

Mr. Dewey answered: Yes I mean, we can definitely work on it a little bit, but I would defer to Jim too. I mean, Jim's seen what we've struggled with and where we sort of, where things repetitively come back to us and I think just the code is just out there. It's outdated. So, I would defer to Jim, but happy to also bring, bring it back to the ZBA, as a discussion item at the end of one of our meetings.

Councilor Crocker mentioned: I like the idea, Jim, what you brought up about having, if you'll pardon the baseball alliteration, have a couple of these things in the batter's box and something on the on-deck circle. I think that's a great idea. That keeps it moving, you know, moving along, and there's no breaks in terms of what our workload will be and that we can keep it at a good pace. I would say, I would hope and I would suggest that you as the Chair of this subcommittee make regular reports to the full council on what we're doing, back to my original point of staying relevant.

Councilor Burdick mentioned : So, yeah, I agree. I think, you know, Jim, give us your sort of workload ability, but I think it sounds like we sort of are going to actively work on one and two, and whereas three potentially could be worked on by Jim's staff to sort of create something and then I think there's also, you know, if, Jim, you're looking for direction from this committee, some of the additional, you know, not numbered items that are more kind of like:

1. Administrative Cleanups that maybe give direction for someone on your staff to sort of start working on those edits that are less, you know, are less sort of tangible and they're more administrative. You know, like the one just like updating some of our usage, our uses in town, and maybe making a use table. That's been asked for in the past quite a bit. So, I know some of those that are sort of less sort of, we don't have to get as involved with doing research and bringing the public in. If we could have some of those sort of going on in the background and then we can check them off sort of efficiently and quickly when they come forward.

Mr. Kupfer answered: Yes, absolutely. That's a great idea. I think, some of these, some of these honestly are going to be more work for this committee than our staff. So, we could certainly be working on some of those things to be ready for if there's a gap, for instance and, you know, one month we're still working on, I don't know, short-term rentals and it's, we're not ready to go for a discussion, we could have something that's more administrative ready to go for discussion. We could certainly think about how we can best achieve that. What I do see here though, yeah, one and two, we can, we have some work products that we can be ready to provide you with a number of other substantive items to assist you in helping through those drafts. I did hear, I mean, if the downtown Hyannis ones, if they are something that this committee wants to pick up before we put down, because we are just wrapping that up now, we could have something ready for you for April. If that's the one you wanted to just go ahead and get done and then we could come back in May for one and two and all the while we could be working on three as a staff because that's going to take a little bit more time if that's something you wish to do.

Councilor Bloom commented: excuse me for regurgitating the obvious, but I need to be in the spirit of what Chris Gregory. I want to make sure that I know, you know, what the problem is, and so I'm looking at one and two both of them saying something similar, and it's sort of leading the priority. This priority, what is it? Identified by the Town Council with an objective to implement restrictions related to the parking of commercial vehicles in residential neighborhoods then on two, this priority was identified by the Town Council with an objective of limiting commercial activity in residential neighborhoods. I want the public to understand, unless I'm wrong about this, that the problem must have been somewhere along the line of you know, as we probably have all known, too many commercial vehicles in residential neighborhoods and too much commercial activity in residential neighborhoods.

Our objective is, as is stated here, is to implement restrictions. Is that what everybody's notion is on this?

Councilor Crow added I would say that's somewhat accurate, yes. I can only speak for my own precinct. I have been in some of our residents' living rooms who practically describe that they're being driven insane by the commercial work on their street coming from houses that they expected to be residential. Yes, this needs to be looked at, at least from my perspective. I could tell you of any number of complaints throughout my precinct where this is really interrupting with people's ability to enjoy their residential experience. I think it's an issue, and I think you've said it correctly. I think they're looking for some sort of, if you want to call it restriction, regulation, something that gives them some relief, other than just going, you know, one-on-one with their neighbors, which has led to some unpleasant situations,

Chair of Committee stated the only thing I would add is if we could get to know the origin story. I need to know where this came from. Was this only in certain areas of the town? Is this only some, is this only 25 or less bad actors? Do we need to redo everything in the town? I need to know where it came from. I need to know the original story. Those are all the questions I have, and that will help guide us. How can we find that origin story? What do we do to get that?

Committee members discussed the strategy on collecting the data: That's the homework we've got to assign staff, there was mention of potentially having the Assistant Town Manager in to talk about his experience, the Quality-of-Life Group experience. But we've got to start at the beginning, the only place to start is at the beginning. So, the origin story would be a good place to start? This would be a presentation from staff and involve everyone that was involved in the first round of discussions

Mr. Kupfer answered: this was a staff-produced product from meetings and information gathered it was a staff-produced product based on resident complaints to Councilors and Councilors mandated this be drafted by staff, so staff put it together, and we worked on things like understanding where the complaints are coming from, who's complaining, how many complaints, and so my recommendation, again, for these two, commercial vehicle and HOMOC, is the first meeting that you would take on these items, we would have our Building Commissioner in to go over all the complaints that have been received, maybe our Police Chief if necessary, our Assistant Town Manager if necessary, etc. and try and give the committee an understanding of what we were looking at in the early stages so that you can have an understanding. I think these are two issues that need to be tackled, but to what degree, I think that's the question right now you have a draft that's kind of, especially for commercial vehicle, uniform across town. I think you'll hear, if you watch the Planning Board hearings, it might not be as simple as that, and maybe we need to look at regulations that act a little bit different for downtown or Hyannis versus, say, West Barnstable, larger lots, more buffer, etc. So maybe it's not the same issue, and so we need to maybe approach it a little bit differently, and that's where this committee will come in.

Councilor Crow mentioned that I think the original story comes every day. It depends on a new person going into business and growing that business to a point where it's no longer a home occupation, and the home occupation ordinances that I see, it has, everything's got to be within, the home. Nothing can be outside, and what happens is that once they get past a certain point, they start putting equipment, growing with buying new equipment, and that kind of thing, and then it becomes a problem it's the way I look at it, it's the cost of doing business, that we have ordinances that say, you cannot do this right now. You cannot put extra equipment outside of your home, and at some point, your business grows to a point where you need a commercial space, I think that's what happens on a daily basis, and that choke point is where, it gets to be such a problem next to somebody who's living there, that they're at the end of the rope, and they're really not allowed to do that in the first place, as far as, as I know, the ordinance is for a home occupation it's something we've talked a lot about.

Chair of Committee asked the members for direction on the items for the next meeting and made the motion as the following:

Ask the Director of Planning to look at items one and two on the memo of Thursday March 19th 2026.

1. Commercial Vehicle Ordinance
2. Home Occupation Ordinance
3. Review of the Town's zoning district related to signage regulations
4. Explore amendments to the Downtown Hyannis Zoning Districts

Chair of Committee recognizes we've had some discussion of what comes back first and you know there's a lot of work on each and you know, Councilor Crocker's baseball analogy that number five would be on deck and numbers one and two are certainly going to take you a lot of work on each.

Motion: Ask the Director of Planning look at items listed above on the memo of Thursday March 19th 2026 Councilor Bloom: I'll second that.

A roll call vote was taken:

Councilor Crocker	Yes
Councilor Clark	Yes
Councilor Bloom	Yes
Councilor Lutke.	Yes
Councilor Crowe	Yes
Jake Dewey	Yes
Steve Robichaud	Yes

It's unanimous.

Chair of Committee: Okay, thank you. Now, why don't we do a straw poll? That worked very well at the Town Council. I think it was Will Crocker that recommended that. Do people mind in this public forum thinking that they might have to consult in some way or perhaps consider recusing because they or family members are involved in short-term rentals?

Councilor Bloom	No
Councilor Crocker	I do not have a problem with number four, but as I said earlier this evening, I may have a problem with number two.

Chair of Committee: Okay, thank you for that.

Councilor Clark	No conflict
Councilor Crow	I have no conflict
Chair of Committee	I have no conflict

The other two committee members will check with legal on their status.

Chair of Committee stated : that leaves the five of us standing, and that's enough, I believe, to vote on these issues should that come before us.

Chair of Committee asked for a motion to accept the meeting minutes of February 18, 2026 Councilor Bloom made the motion to accept the meeting minutes as written of February 18, 2026 This was seconded by Councilor Burdick a Roll Call vote was taken.

Committee members,	
Councilor Crocker	Yes
Councilor Clark	Yes
Councilor Bloom	Yes
Councilor Lutke	Yes
Councilor Crowe	Yes
Jake Dewey	Yes

Steve Robichaud

Yes

It's unanimous, Committee members discussed the next meeting date and decided on April 23rd, 2026. Chair of Committee asked all the members before leaving this evening to please review all the materials. What we're looking at is there's a lot of material out there. If you haven't watched that Planning Board meeting, I'd ask you to watch it, so you can get a sense of some of the public comments on that would be very helpful.

Chair of Committee asked for a motion to adjourn. This was seconded by Councilor Burdick, a Roll Call Vote was taken

Committee members:

Councilor Crocker	Yes
Councilor Clark	Yes
Councilor Bloom	Yes
Councilor Lutke	Yes
Councilor Crowe	Yes
Jake Dewey	Yes
Steve Robichaud	Yes

The Committee adjourned at 6.56 p.m.