



TOWN COUNCIL  
Committee to Review Zoning and Permitting Regulations  
Selectmen's Conference Room

Thursday December 07, 2017 – 6:00pm

Councilors:

Vice-President James Crocker, Precinct 5 (CHAIR)  
Councilor Jessica Rapp-Grassetti, Precinct 7  
Councilor Paula K. Schnepf, Precinct 12  
Councilor Matthew Levesque, Precinct 10  
Councilor Deborah Dagwan, Precinct 8  
Member at large Hank Farnham

## MEETING MINUTES

**PRESENT:** Chair of Committee, Vice-President James Crocker Jr.; Councilor Jessica Rapp-Grassetti; Councilor Paula Schnepf; Councilor Matthew Levesque; **Also in Attendance:** Attorney Phil Boudreau, Elizabeth Jenkins, Director of Planning and Development, Brian Florence, Building Commissioner  
**ABSENT:** Councilor Debra Dagwan, Hank Farnham, Member at large

Meeting was called to order at 6:05pm by the Chair of Committee, Vice-President James Crocker Jr.; Chair of the Committee asked for any public comment, seeing none, there was not a response to public comment. Chair of the Committee thanked both Ms. Jenkins and Mr. Florence for coming in to meet with the Committee, as well as Attorney Philip Boudreau with regards to the Route 28 corridor Highway Business Zoning.

Discussion started with Attorney Philip Boudreau regarding the Highway Business Zoning on the Route 28 Corridor and explained it has been a frustration for a long time for business owners and new developers that want to come into that area, or try to for that matter; there is a lot of zoning here that disrupts the process of trying to build this area up, as suggested and a letter written by the Centerville Civic Association begging us to do something with this area to bring people and a sense of neighborhood shopping. Mr. Boudreau stated that the Highway Business Zone's characteristics is one of a Highway Business District, it was slated back in the 1980's as B district, now anyone coming in there to do business needs a special permit, then the Commercial Zoning for the Hyannis Village District is another area that is frustrating to navigate through. Mr. Boudreau would like to see the entire village districts removed. In the Route 28 Corridor we had problems with what was considered an office to operate out of and a medical office, and in the town they are considered offices no matter what the function of the office is; drive thru's also an issue, there are some currently existing in the Route 28 corridor, but not all businesses are allowed in this area. There is a definition he would like to see clarified, and that is "What is the difference between Service Distribution and B Zone? Ms. Jenkins will get the information requested and bring back to the next meeting.

Councilor Jessica Rapp Grassetti asked Ms. Jenkins to draft the changes in the B Zone as suggested tonight to see what it would look like, and it is very possible to introduce this as a change to the full Council. Councilor Jessica Rapp Grassetti asked if it would be possible for this Committee to look at the draft if ready by our next meeting which is scheduled for January 4, 2018, is that enough time to draft such a proposal. Ms. Jenkins answered yes; she will have a working document for the Committee to look at. Ms. Jenkins added that this was already in the works and has been worked on for a couple of years by the other administration, she was confident that she could at least bring a draft of the

item with the changes and then this Committee could look at that and make changes as necessary, or not make changes, but at the very least she will have a working document for the next meeting.

Another issue discussed with the Route 28 corridor is the access point if more retail shops were added. There is definitely something that needs to be done in this area for traffic, it is very difficult to get into that Plaza and out safely. The State did not do a very good job with the layout. The question was asked again to Attorney Boudreau regarding access through the 99 Restaurant parking lot and out through another way so that people were not taking a left as they exit. Mr. Boudreau stated that the owner of the shopping center where the 99 Restaurant is will not allow access, He has been approached several times and will not allow access to his property. The residents on Camp Opechee also objected to any traffic being diverted through their street through the back of Anderson Hardware on the corner where the bank is. It will continue to be a problem there until the layout is changed, which involves the State, and they do not like to move quick.

Chair of the Committee Vice President James Crocker Jr. asked for a motion to accept the meeting minutes of November 2, 2017. Councilor Jessica Rapp Grassetti made the motion to accept the meeting minutes of November 7, 2017 as written, all members present voted in favor of accepting the meeting minutes of November 7, 2017 with one members abstaining (Councilor Paula Schnepf)

At the request of the Chair of the Committee Vice President James Crocker Jr. the topic on discussion of fees and the regulatory process for opening or relocating a business in the Town of Barnstable until the next meeting on January 4, 2018. All members agreed to discuss this topic at the next meeting on January 4, 2018. Char of Committee asked for a motion to adjourn, Councilor Matthew Levesque made the motion to adjourn, all members present voted in favor.

**NEXT MEETING:** January 4, 2018, 6PM

**ADJOURNMENT:** 6:56pm