



**Town of Barnstable**  
**Planning & Development Department**  
[www.townofbarnstable.us/planninganddevelopment](http://www.townofbarnstable.us/planninganddevelopment)



*Memorandum on Revised Downtown Hyannis Growth Incentive Zone Application  
and Upcoming Public Hearings*

**Date:** February 20, 2018  
**From:** Elizabeth S. Jenkins, AICP, Planning & Development Director  
**RE:** **Proposed revisions to Downtown Hyannis GIZ application and public hearings**

A revised Downtown Hyannis Growth Incentive Zone (GIZ) application (dated February 20, 2018) is available for review and comment on the Town's website at: [www.townofbarnstable.us/planninganddevelopment/2018giz](http://www.townofbarnstable.us/planninganddevelopment/2018giz). The proposed revisions address three issues: the boundary, consistency with existing and proposed Cape Cod Commission regulations, and public input.

On February 15, 2018, the Town received a letter from the owners of the property at 35 Scudder Avenue (Resort & Conference Center at Hyannis) withdrawing their request to have the parcel included in the Downtown Hyannis Growth Incentive Zone.

- The proposed GIZ boundary has been modified to reflect the boundary as it currently exists today and references to the previously proposed boundary change have been removed from the application.

Minor revisions are proposed to allow the application to be submitted under the Cape Cod Commission's existing or proposed regulations pertaining to Growth Incentive Zones. Proposed revisions will help avoid any delays in reauthorization and include:

- A new draft introductory sub-section (*Introduction & Approach*) providing a brief clarifying summary of the process and content of the application.
- Clarification on the Development of Regional Impact review thresholds proposed to be modified by the GIZ designation (*Section 4 – Requested GIZ Regulatory Relief*). No change has been made from the existing or prior proposed application. The purpose of this revision was for clarification only.

The review schedule for the Cape Cod Commission's consideration of revisions to "Chapter G" of the Cape Cod Commission regulations pertaining region-wide to Growth Incentive Zones now overlaps the review of the Town's application both locally and by the Commission.

Previously outlined revisions to the application based on public input are incorporated into the document.

Public Hearings

The *Planning Board* will hold a public hearing on the revised GIZ application at their meeting on **Monday, February 26, 2018 at 7 p.m.** at Town Hall.

The *Town Council* will hold a public hearing on the revised GIZ application at their meeting on **Thursday, March 1, 2018 at 7 p.m.** at Town Hall.

Public comments can be directed to the Town of Barnstable Planning & Development Department, Elizabeth Jenkins, Director, [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us) or to the Planning Board at 200 Main Street, Hyannis 02601 or Town Council Office at 367 Main Street, Hyannis 02601.