



**Town of Barnstable**  
**Growth Management Department**  
**Economic Development Commission**

[www.town.barnstable.ma.us/economicdevelopmentcommission](http://www.town.barnstable.ma.us/economicdevelopmentcommission)

**EDC Meeting Notes**  
**January 24, 2017**

**Members Present:** Chris Kehoe - Chair, Hartley Johnson, Hank Farnham, Tom Geiler

**Absent:** Michael Schulz, Alan Feltham, Ted Wurzburg

**Also Present:** Elizabeth Jenkins – Growth Management Interim Director, Stacey Hurwitz - Administrative Assistant, Elizabeth Wurfbain – Business Improvement District, Mike Trovato – Growth Management

Chris Kehoe called the meeting to order at 3:08 pm. With four members in attendance, a quorum was not achieved. The October 25, 2016 minutes were tabled until the February meeting.

**New Business: GMD Zoning:**

**Elizabeth Jenkins,** the zoning between Yarmouth Rd. & the town line is too restricted. Looking to;

- Take back what was there before the HB zoning & go beyond to allow some as of right zoning.
- Would like feedback from the EDC on the zoning & input on the boundaries of the zoning amendment
- Interested in ideas on how to re-work zoning in other areas around this area (TD – restrictive district)
- The Cape Cod Commission (CCC) is also looking at the Growth Incentive Zone (GIZ) for the re-authorization of the GIZ and they are looking at the zoning as a whole in this area.
- Greater Hyannis Project, the CCC are meeting with stakeholders

Kehoe: On changing the border. Was there any issue changing it?

Jenkins: Town Attorney, Ruth Weil, thought the best way to proceed would be to withdraw the proposal that was in front of the Planning Board and Town Council, re-draw and then re-advertise the maps and move forward.

Geiler: Suggests moving the line right down Cedar Street through to Yarmouth Road & then back down Rte. 28. There are a ½ dozen lots, one is a residence, most are common ownership. The only impact the change would have, is that one residence. He has talked to the owner of the house, who is supportive of amending the zoning. We heard from property owners – prior to the current zoning change, many of the businesses were retail stores which have turned over, the previous zoning allowed right of use. The current zoning does not allow for that therefore they are now empty and hard to fill.

The current zoning, proposed changes and the process were discussed and clarified. The EDC is asking the Planning Board to retain the current use and add back in, the previously allowed uses.

Jenkins will be meeting with the CCC to map out the timeline on their changes. These changes are a priority. Geiler requests the EDC proceed with the changes whether our efforts are merged with the CCC plan or not.

Kehoe: Can we move forward without the density being spelled out?

The housing problem is broached and density is discussed by the Commission. Jenkins does not want to see this amendment getting de-railed because of density issues. It is recommended to keep the 6/12 density that is in place now, in order to move forward with the changes.

Public: Vincent D'Olimpio business/property owner speaks: My family owned 55 Lyannough Rd. when it was business zoned. There has been a hardship since it went to medical zoning. I also own 25 Lyannough Rd. and a property on Cedar Street, trying to rent the property has been very difficult, our hands are tied. I have seen a lot

of medical facilities migrate to the industrial park, which it looks like that is where things are going with that industry. I don't think the zoning is even necessary here now. The medical industry goes where the people are.

Jenkins: Believes the restriction is an unintended consequence of the medical re-zoning that took place.

Johnson asks D'Olimpio if he has lost business or tenants? D'Olimpio: We have been handicapped with what we can do. We have been trying to sublet the old Cape & Island Glass building. We have been paying rent on it for a year and can't get anyone in there.

Jenkins: The Planning Board is open to a joint public meeting, they did not feel it was necessary for this. We can get you on the Town Council agenda for the first read (the meeting after next) & then get you on the February Planning Board agenda. I think this process would honor the Planning Board and their process as well.

Geiler: It is important to get the feedback of the property owners. In other communities, to get the word out I have seen large sheets of plywood posted in neighborhoods with the proposed zoning changes.

Johnson asks about the Planning Board view on the amendment? Farnham answers most saw the value in it, only one did not. The EDC believes the Planning Board would be open to see both sides of this.

Jenkins invites the EDC to the CCC Main Street Business Owners Meeting Thursday night at Town Hall.

Kehoe to send out an email blast to notify Hyannis of the proposed zoning changes (4,000 subscribers).

Jenkins advises if anyone interested in getting Board/Committee information, to reach out to her or Mike Trovato to be placed on the email distribution list for specific boards/committees.

#### **Old Business:**

**Meeting Time Change: Morning Meeting** – First Tuesday of every month at 8:00 am. Exhibit C revised schedule. Next meeting to take place on Tuesday, February 7<sup>th</sup> at 8:00 am, February 7<sup>th</sup>.

#### **Old Business:**

##### **Marketing Plan - RFP:**

Jenkins states she will get up to speed on this project. Barnstable being a Gateway City, we do have a lot of grant opportunities. We can keep you updated with the opportunities that are out there. We are always thinking of how we can improve infrastructure to help the private sector and we are open to ideas.

The possibility of the EDC setting up a meeting with commercial realtors, brokers or developers is discussed;

- Johnson comments the EDC has never reached out to commercial developers or brokers.
- Trovato suggests the EDC meet with developers or brokers to ask what it is that the town is lacking.
- Farnham states if we can reach a level of trust with those groups, it would be beneficial.
- Jenkins believes this is a good time to open up this discussion with these groups.

Kehoe asks about the CDBG (Community Development Block Grant). Jenkins answers we have an annual allotment. We have had some success with the Façade program & will move forward with that. The Federal Grant reporting burdens and restrictions can be limiting and labor intensive for businesses.

Johnson comments the depth of the work that needs to be done in the marketing plan isn't clear in the RFP.

Jenkins states those terms have to be spelled out in the RFP. She tells Johnson she does not want him to get too hung up on the process details, the RFP process & bidding are handled through the Purchasing Department.

#### **Hyannis Main Street Business District – Elizabeth Wurfbain Updates:**

##### **Dress Up Downtown Campaign:**

- Raised \$43,000 in two months. MA Development matched funds.
- We raised \$15,000, MA Development matched \$15,000 & we received another \$5,000.
- Putting the money back into the street/businesses; lights, flags & decorations also to include local artists

##### **Other:**

- Street Scape piece to attract more businesses.

- Wings is leaving Main Street. It was a corporate decision.
- Would like to have a branch of The Childrens Museum on Main Street (satellite from the Mashpee)
- Retail is not happening as much, we want experiences here.
- 100<sup>th</sup> Birthday of JFK, next year.
- Open Streets was successful. It brought a nice conversation about Main Street and was well attended.
- Have spoken to Cape Cod Hospital, we want to see the CCH expand. They are a big employer here.
- Asks the EDC to talk to people about the importance of the college & hospital. They provide a lot of jobs.
- St. Francis Shelter is in place, such a differently run place now. Wurfbain feels this is a positive change.

Historic Processes were discussed. Geiler comments on how long the Historic District process can take. Wurfbain speaks to the importance of the Historic Committees for items such as sign guidelines and façades etc.

Johnson asks is there currently a venue where every board/commission comes together? He thinks the EDC needs to talk to the other boards/commissions to see if they feel any Economic Development responsibility for the town. Jenkins believes the current Hyannis Project is a good venue for this conversation.

**Having no further business the meeting is adjourned at 4:31 pm. Next BEDC meeting February 7, 2017.**

List of documents / exhibits used by the Commission at the meeting

- Exhibit A: Agenda dated January 24, 2017
- Exhibit B: Zoning Handout
- Exhibit C: Revised Schedule 2017 Handout

Respectfully Submitted,  
Stacey Hurwitz, Administrative Assistant

Public files are available for viewing during normal business hours in the Growth Management office located on the 3<sup>rd</sup> floor of Town Hall, 367 Main Street, Hyannis

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