

# Local Comprehensive Planning Committee

## Minutes

### Thursday, January 23, 2025, at 5:30 PM

#### Call to Order

Wendy Northcross calls the meeting to order at 5:30 PM.

Member	Present	Absent
Wendy Northcross – Chair	X	
Cheryl Powell	X	
Mark Hansen	X	
Amanda Converse	X	X
Sue Rohrbach	X	X
Meaghan Mort		X
Alyssa Chase		X
Asia Graves		X
Fran Parks		X
Katia DaCunha	X	
Lindsey Counsell	X	
Jennifer Williams	X	X
Bob Twiss		X
Avery Revere	X	

Also, in attendance is Planning & Development Staff Jim Kupfer, Director; Kate Maldonado, Senior Planner; and Jennifer Engelsen, Office Manager.

#### CALL TO ORDER

#### Notice of Recording

The meeting will be televised live via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable’s website:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

In accordance with Massachusetts General Law Chapter 30A Section 20, the Committee must inquire whether anyone is taping this meeting and to please make their presence known.

#### APPROVAL OF MINUTES

A motion to approve the minutes from September 26, 2024 and October 30, 2024 was made by Cheryl Powell and seconded by Lindsey Counsell. All in favor, aye.

#### PUBLIC COMMENT

Bob Schulte, Centerville in attendance. Looking over the presentation this evening under public comment on future land use maps (page 17) under renewable energy, limit the impact of climate change by supporting offshore renewable energy. Mr. Schulte questions where this statement came from and objects to its inclusion in the Local Comprehensive Plan. The town has written to state officials publicly opposing the Commonwealth Wind project that was proposed on Dowses. There have been numerous vocal opposition groups throughout town over the past two years. He strongly objects to the inclusion of renewable energy by supporting offshore wind on the Local Comprehensive Plan for Barnstable over the next ten years.

John Crow, Town Councilor Precinct 5, in attendance. He would like to see the final draft go back to the public before it is pushed further. At an Osterville meeting he had attended; public comment was discouraged. Mr. Crow feels strongly that the public should be able to speak freely and get their comments heard.

Walter Mayo, Centerville in attendance. He reports he asked his daughter who is in Urban Planning to review the plan. She was complimentary about the thoroughness, the process and the inclusivity. Need to continue inclusive process. Underrepresented members of the community need to be included. Complimented committee members and staff for their work to date.

## TOPICS FOR DISCUSSION

- Review Final Future Land Use Maps

Jim Kupfer gives an overview of Phase I, existing conditions, creating a vision statement and developing out chapters. Phase II, goals and strategies which helped guide the future land use map. Considering the public comments received online and via email, we know that we have a sophisticated zoning and land use map. This map was turned into two future land use maps. The second map highlights areas that do not pinpoint parcels, rather look at four study areas. These areas are Independence Park, Cape Cod Community College, the area between Independence Park and 4C's and finally West Main St. Lindsey Counsell asks if the study areas would be done in-house or by a consultant. Jim reports the scope of work would be done in-house and then seek a consultant. Mark Hanson asks if the town will identify the town owned parcels on this map. Jim has been in contact with David Anthony, Asset Manager regarding the town owned parcels. Some of the parcels have restrictions like open space or recreation so it limits the inventory. Mark would like to see an overlay to identify parcels that may be of use to the public or a private entity. Wendy likes to see the parcels identified without overlays because it makes it clearer as to the intent. Jim is thinking the future land use maps live within the action plan rather than the land use chapter.

- Discuss the initial full draft of the Local Comprehensive Plan including the Action Plan

Jim does a presentation of the draft of the plan. Some areas still need to be completed but what is being presented to the committee is in great order for review and then out to the public for their comments/review. The plan has an introduction, existing conditions, key issues & needs, targeted action plan and appendix. The introduction has five categories:

- Acknowledgement
- Letters from the Committee
- Community Vision Statement
- Executive Summary
- Community Engagement & Process

The existing conditions consist of:

- Natural Systems
- Built Systems
- Community Systems

Key issues and needs:

- Land Use
- Housing
- Natural Resources
- Infrastructure
- Facilities
- Economic Development
- Culture, Heritage & Design

Targeted Action Plan:  
Goals & Actions  
Implementation

Appendix:  
Glossary  
Summary  
Sources

Each chapter will have a big heading and vision bullet statements along with bullet points. Jim asks the committee to look at the bullets. Each section has a fact sheet. Jim suggests creating a slimmed down version that is easily read by the public. Each section has various maps applicable to the chapter. Jim asks the committee to look at the maps and provide feedback on the maps in each chapter. There are goals and actions for each chapter. The action plan slide shows the goals, actions, the time frame, responsible parties, potential funding sources and overlap with other chapters. Lastly, the appendix has a list of key terms, expert presentations and a list of sources for creating this plan. Jim takes questions and comments from the committee.

Cheryl Powell – the amount of work and time from Planning & Development is fantastic.

Wendy Northcross – notes the committee has had access to this document in various forms throughout the past few months. She reinforces the committee to go through the draft and get comments back to staff before February 7<sup>th</sup>. Bob Twiss has already sent lengthy comments as well as Lindsey and Avery. Thanks to all the members, this is truly a labor of love. We need to have lots of public comment opportunities.

Sue Rohrbach – has not had a chance to read through the entire document but she is very impressed with what she has read so far. Relating to comments to climate changes heard, she would like to see a statement regarding climate change at the beginning of the plan. Wendy notes there are mentions on climate change in the vision statement, fourth bullet on page eleven as well as a fifth bullet. Are you looking for more than that Sue? Susan confirms she wants it sooner and feels a stronger statement should be made.

Katia DaCunha – feels very strongly about being inclusive as a group. Wants to see an opportunity for all to participate in this process. She feels welcome and is thankful to have been able to participate in creating this plan. We all need to respect the diversity of our community.

Amanda Converse – supports Sue’s comment including the phrase climate change in the executive summary. Every department that came in front of this committee addressed the concern for climate change. Also comments on the graphic design elements and infographics in the plan. Very user friendly.

Avery Revere – feels the biggest problem is usability. She would like to see this plan reordered. Does not feel the need to review existing conditions. I would like to see the first thirty pages be for the public and the users. Plan needs to be able to be used digitally.

Mark Hansen – suggestion for an easier use of the plan would be to potentially look at the target action plan item and add a legend and or key items/character that would provide information to the reader for example an action that needs the Town Manager or Town Council.

Jennifer Williams – thanks the staff for their efforts for putting this draft together. Agrees with Avery’s comment about getting all the information up front. Gives kudos to the members of the committee for their time in volunteering to create this plan.

- Discuss opportunities for Zoom sessions with staff to discuss questions and comments regarding the draft Local Comprehensive Plan

Kate Maldonado reports that as staff they continue to prioritize public outreach. An insert for the census was created and included in the mailing at the end of December as a reminder to the residents that their participation in this effort is needed. Zoom sessions with staff will be offered in February so if you are looking over the draft and have comments you can reach out to set up a session. No set schedule as staff wants it to be flexible. Proposed to reach out to Town Councilors to sit down with the draft and get as many questions and comments they might have. Kate thanked the members for all their efforts to date.

#### Review proposed schedule through coordination of final Local Comprehensive Plan

Kate Maldonado asks for feedback from the committee as to scheduling meetings on Tuesday evenings in February due to the number of boards/committees/commissions meeting in the hearing room. Possibly the second and fourth Tuesday of the month at 6:00 PM. Group discussion was had with potential dates being February 11<sup>th</sup> and February 25<sup>th</sup>. At the meeting in February, take comments/suggestions from this committee and do a red line document. In March we will begin community meetings in the villages. April we would resume our regular meeting schedule to review the public comments from community engagement and create a document that will be presented to the Planning Board and Town Council potentially in May.

#### **GENERAL CORRESPONDENCE**

None

#### **NEXT MEETING**

Tentatively February 11, 2025

#### **MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR**

None

#### **ADJOURNMENT**

Wendy Northcross entertains a motion to adjourn, moved by Cheryl Powell, seconded by Mark Hansen. All in favor, aye.

The meeting was adjourned at 6:29 p.m.

Respectfully submitted,  
Jennifer Engelsen  
Office Manager

The list of matters are those reasonably anticipated, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

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