



The Town of Barnstable

Growth Management Department

Jo Anne Miller Buntich
Interim Director

Minutes of Planning Board - Approved
Tuesday, October 20, 2009
Growth Management Conference Room
367 Main Street
Hyannis, MA

October 27, 2009

Committee Members Present:
Felicia Penn and Paul Curley

Also present: Sharon Rooney, Chief Planner, Cape Cod Commission
Jo Anne Miller Buntich, Interim Director, Growth Management Department

Meeting called to order at 4:35 pm by Felicia Penn.

Land Use Vision Map – Felicia thanked Sharon Rooney of the Cape Cod Commission for coming to the meeting to explain in more detail the Land Use Vision Map. Jo Anne provided some background explaining that the Industrial and Service Trade Area was designated by the Planning Board because of the higher thresholds for the large buildings in the area. At the request of a property owner, some of the area was re-designated as an Economic Center because of its residential use. Another property owner has requested more land be included in the Economic Center. Jo Anne then asked Sharon Rooney for guidance as to what the town and the Planning Board should be looking for when making adjustments to the designations.

Sharon first explained the process for making changes to the map. The first step is a public forum for review of the amendment; it is then submitted to the Planning Committee of the Cape Cod Commission, then to the full Commission, and finally to the Barnstable County Assembly of Delegates.

Sharon stated that the DRI threshold for Industrial and Service Trade Areas (ISTA) is 40,000 square feet and the designation is limited to industrial uses. Economic centers are capped at 30,000 square feet and the uses can be more varied in terms of commercial use (civic, institutional and retail) and are intended for mixed use development. Sharon and the board members then discussed some of the minimum performance standards for an economic center and an ISTA as they are described in the Cape Cod Regional Policy Plan.

In response to a question from Felicia, Jo Anne will determine the percentage of the ISTA to the economic centers and will provide an analysis based on current and proposed use, as well as developed and undeveloped within the ISTA.

Jo Anne commented that the highway nodes have been categorized as "other" and asked Sharon to explain the process if a DRI is proposed in this area. Sharon stated that DRI sized projects proposed for land categorized as "other" must still meet the waiver criteria in the economic development section of the CC Regional Policy Plan.

Medical/Dental OM North Street – Next Steps – Jo Anne distributed a draft amendment to the OM district which allows for medical/dental office use via special permit. The next steps are:

1. informal discussion with the full Planning Board on November 9th
2. public input meeting for finalization of language – date to be determined
3. submission to the Town Council – date to be determined
4. Planning Board public hearing – date to be determined

DCPC Update – The DCPC is currently going through the county process and is on the Assembly of Delegates agenda for November 4th. It must be reviewed by Conservation Commission, Board of Health and the Planning Board before the Town Council hearing. Felicia and Paul stated they would like to have a separate hearing with the Planning Board. Tentative timeline is:

- 11/19 – First read with the Town Council
- 11/23 - Planning Board hearing

Jo Anne will confirm if the Planning Board can hold their hearing prior to the Town Council's first read.

The next meeting is scheduled for Tuesday, November 17, at 4:30 pm in the Growth Management Conference Room.

Meeting adjourned at 5:30 pm.

Respectfully submitted,

Marjorie Watson
Administrative Assistant
Town of Barnstable