



Town of Barnstable Planning Board

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BARNSTABLE TOWN CLERK

Board Members
Paul Curley – Chair Stephen Helman – Vice Chair Felicia Penn – Clerk Patrick Princi Matthew K. Teague Raymond Lang David Munsell
John Norman – Town Council Liaison

Staff Support
Art Traczyk – Design/Regulatory Review Planner – art.traczyk@town.barnstable.ma.us
Karen Herrand – Principal Assistant – karen.herrand@town.barnstable.ma.us

2014 AUG 27 PM 1:23

Town of Barnstable Planning Board Approved as Amended Minutes July 14, 2014

Paul Curley – Chairman	Present
Stephen Helman – Vice Chairman	Present
Felicia Penn – Clerk	Present
Matt Teague	Present
Raymond Lang	Present
David Munsell	Present
Patrick Princi	Present

Also in attendance were Art Traczyk, Regulatory/Design Review Planner, JoAnne Miller Buntich, Director, Growth Management.

Call to Order: Introduction of Board Members – All members present introduce themselves

Notice of Recording: This meeting is being recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

Approval Not Required Plans: None

Subdivision: None

Special Permit: None

Workshop: Downtown Parking Solutions.

Background Information previously distributed to Board Members; Gateway Hyannis – Hyannis Harbor Lane Use Analysis and Economic Development Strategy, Hyannis Parking Assessment, Parking in Downtown Hyannis ULI Briefing Book, The Future of Parking in Downtown Hyannis, MAPC Parking Strategies

JoAnne Buntich in attendance. She states that they are looking for input from the Planning Board and the information/report presented (Exhibit A) for review and comment.

Patrick Princi makes comment that some areas do have adequate parking, but this is not visible to everyone. He states he has never had a problem finding parking. The major problem is the Ocean Street area, by the docks due to boats/ferry schedules/on and off destination traffic. The school is a resource, armory and abutters. He doesn't know what resources the town would have to remedy this.

Matt Teague makes comment that this issue has come up previous times. Suggests maybe a private ground lease for parking garage and be operated by a private entity. The other issue is enforcement, this is a difficult challenge to manage under one umbrella. He recalls a previous Town Council meeting, whereby it was voted in for approximately \$90,000 to buy and install new parking meters in this area (Ocean St.), so there is incentive in the area. He's in favor for a private/public parking solution.

Stephen Helman makes comment that the parking problem can be solved, the key component would be to make sure that everyone with a vested interest should have a say, homeowners and businesses alike. Should be something that all agree on and have had a say about their concerns.

Felicia Penn makes comment that she agrees with all the comments made. She states that there should be enforcement of compliance equally for businesses and town alike. Parking is big part of projects, this is always a huge concern with any business that comes before the Planning Board. The town has never had an appetite to look at this area and the businesses that need parking. Does the town now wish to proceed with this? Reference is made and quoted from the Planning Board Manual, Zoning Ordinance, Chapter 240, Article VI, Off-Street Parking Regulations § 240-48, Purpose. It is the purpose of this article that all new, expanded or intensified uses within the Town provide adequate off-street parking. § 240-49. Applicability. No use shall be intensified, except for single-family detached dwellings, without providing adequate off-street parking as provided herein. (Exhibit B).

This makes it easier to deal/form public/private partnerships. There is a lot of money in this enterprise. She calculates that at a posted average rate of \$20 a day, some are less, for parking 2,000 cars a day, which is a conservative number, for approximately 10 weeks, is the equivalent to 2.8 million dollars. Ferry trips equate for a lot of money and other boating businesses in the area. This has to be a group effort for all businesses. She does not think offsite property parking is the answer. She agrees with some type of public/private partnership and to become compliant with the zoning, which needs to be enforced. We should focus on cleaning up the Harbor District. Multi level parking could be nice.

David Munsell comments that he agrees with all that's been said. We have a traffic problem, all tourism/tourists have parking problems. Multi level parking would be good whether it be town or private. The public town parking lot would make a good site for a parking garage. He asks how many employee spaces are taken up?

JoAnne Buntich replies that there are about 98 employees that park from the School Administration and Town Hall Buildings, and approximately 15 at the Armory Building.

David Munsell states that people would probably not walk a long way to businesses. A parking garage next door and one downtown would solve a lot of problems.

Ray Lang comments that there was a previous committee that met and did work through a parking plan. States that he wants to see the Planning Board get involved with legislature and government and obtain funding that they can use to develop something in Hyannis. He doesn't want to tax people for parking. The federal and the state governments have the monies. In the past there was more concern about developing other lots, i.e., double deck parking between North Street and Main Street. He proposes that if the Planning Board wants to develop parking and parking regulations, to form a committee and begin to develop an adequate parking plan/project. We have an obligation to try to solve any parking problem. Would like to see a committee formed and begin to develop communications in order to put together at least partial plans that may be implemented.

Paul Curley comments that it seems that the town is giving away a significant resource of free parking and the town should not have free parking. Also, the spreading of parking in illegal semi permitted lots, outside the downtown area is a problem we need to do something about or this is going to get worse. The harbor area is one of the key areas that we need to find solution for and also the North Street lots. This isn't the best use for this land. How do/did we get permit for all the parking that is in this area? What are we doing to control/monitor it? What can the Planning Board do?

JoAnne Buntich answers that there is a group of that the Assistant Town Manager has been working with and looking at this for many months now, following up on the Urban Land Institute Report. It's ongoing and underway, it is not a simple process. There are no steadfast dates. It is not the Planning Board's purview, it is Regulatory Services. However the Planning Board can make their opinion known through correspondence.

Patrick Princi asks for any update/information so far.

JoAnne Buntich replies that the main focus that they have been working on is site parking. It requires research and marketing, which costs money.

Matt Teague comments that he thinks it is a marketing effort that needs to be done/smart solution. Should it go through the Town Council for an improvement of what the current scenario is and then to Town Manager's office? How would it get presented effectively so that the idea(s) are of merit and make sense? How do we get to that point of recommendation procedurally?

JoAnne Buntich answers that there is no lack of proposals for solutions. We need a parking management plan.

Matt Teague states that he would invite someone to come forward with a suggestion(s).

David Munsell asks why can't we just borrow another town's plan and use for our town?

JoAnne Buntich replies that at the MAPC conference they learned that many communities struggle with parking. This is also a cultural/behavioral change that need to happen, people want to park where they want to park. This is not only an infrastructure change, but a cultural change as well. We don't have the resources to produce this, it would have to be outsourced. The Planning Board could make that suggestion.

Ray Lang comments about public/private development between North Street and Main Street. If it is a private entity than the pricing and parking are not part of the Town. He would like to see a plan for creating new parking, but not elimination of the existing parking.

Felicia Penn comments that on the North side of Main Street, at do to the Sturgis school, even off season, it's difficult to find parking here. She doesn't know if we need an entire plan. Our zoning outlines what needs to happen right now and this is not being enforced, these are open air lots. At present there are no minimum dimensions on spaces, there's no engineered drainage, storm water is not contained on the premises, no landscape buffers, lighting does not comply, no screening or fencing when abutting a residential district, no landscaping, the list goes on. All this is listed in our zoning rules and regulations. The Town is losing money. A plan and future solutions are important, but in order to drive people to solve this problem now the regulations need to be enforced.

Stephen Helman comments that it looks like a hodge podge of many different types of parking at present. It would be good to come to an understanding about what is trying to be accomplished. Why is there different criteria for different areas? He doesn't understand the philosophy behind this.

Paul Curley answers that he thinks the comments about enforcement are part of the answer to this.

Matt Teague comments/clarifies that you can't have offsite parking. Previously the Brazilian Grill tried to do this. If offsite parking were to be allowed then businesses could do this for themselves. We have to make sure it makes sense for everyone involved. It needs to be safe and reasonable. The solution is a combination of efforts, including enforcement. He makes reference to the report information (Exhibit A) and states that this is a good source of information.

Patrick Princi comments that part of the problem is that we have to accommodate for Nantucket/Island visitors that leave their cars here for their trips. People are parking any and everywhere. Offsite parking will be an absolute necessity if enforcement begins to happen.

Ray Lang comments that it was previously discussed about putting multi level garages in the waterfront area and this was not accepted well.

Paul Curley directs to the Planning Board/asks if they would like to get involved with the Town Manager's office in regards to this issue? He's not sure a committee would work.

Matt Teague replies that he thinks it is more of a marketing effort. Who will make this a priority? He suggests possibly approaching the Town Council (Councilors) and reaching out to the Town Manager's office, see who's interested.

Ray Lang states that he would like to present a proposal to the Town Council that has some merit from the Planning Board.

Patrick Princi suggests that the Planning Board get updates from staff as to how the already existing committee is progressing in their research, maybe in September?

David Munsell asks what priority does this issue have with Growth Management?

JoAnne Buntich replies that a lot of work has been done and that this is a shared effort, it is a coordinated effort with Town Council and the Town Manager's office.

Matt Teague interjects that the Planning Board does not participate in the enforcement issue. The Town Manager is responsible for some issues. Reference is made to the information regarding the Armory (Exhibit C) TC Item No. 2015-004 and a parking plan for this as well. He suggests sending a letter to the Town Manager stating that the Planning Board has an interest in this and would like to participate in all facets of this issue.

Ray Lang volunteers to meet with the Town Manager and discuss/review with him what was discussed at this Planning Board meeting and ask him to appear before the Planning Board. He asks if we could advertise to private industry for anyone who may be interested in developing parking in Hyannis on either town owned or private land to see what kind of a response we could get?

Paul Curley replies that he would like to arrange a meeting with the Assistant Town Manager, Mark Ells, with three people from this Board, Stephen Helman, himself and Ray Lang. All agree.

Procedural Matters: **Follow-up to Election of Board Officers** – Execution of Signature Documents for the Registrar, Registry of Deeds Barnstable County and Recorder, Boston Land Court

On June 23, 2014, the Board elected; Paul R. Curley, Chair, Stephen Helman, Vice Chair, and Felicia Penn, Clerk. Updated signature documents are required.

Signatures were obtained by all Board members for these two letters.

Approval of Minutes: Approval of June 23, 2014, Board Meeting Minutes

Matt Teague moves to approve the minutes as presented for June 23, 2014, seconded by Felicia Penn, David Munsell abstains as he was not in attendance. The minutes are approved.

Future Meetings: Regularly Scheduled Meetings: July 28 and August 25, 2014 @ 7:00 PM.

Art Traczyk informs the Board that there is only one item on the July 28th agenda/meeting and asks if the Board would like to cancel this meeting and move this item to the next scheduled meeting, August 25, 2014.

Chair Paul Curley approves canceling of the July 28th, 2014, meeting. The next Planning Board meeting will be August 25th.

Town Council Item No. 2015-004, Intro dated 7/17/14, Summary Hyannis Armory Lease to 225 South Street, LLC (Exhibit C, handed out at meeting).

Felicia Penn clarifies that the Town Council will be changing the lease and it's in the GIZ, why wouldn't it come before the Planning Board first?

JoAnne Buntich answers that it is not the sequence of events. Any permitting that would take place would happen after the resolution of the land disposition agreement. She has not been involved in this project, but that would be the typical sequence of events, the act of leasing doesn't give land use permissions.

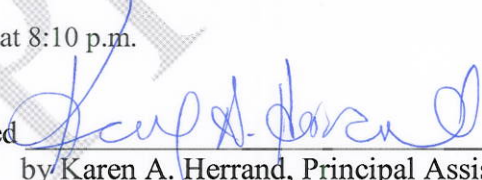
Paul Curley asks for clarification that this would go to site plan review?

JoAnne Buntich answers they will keep Planning Board advised. The lease has not been executed as of yet.

Paul Curley entertains a motion to adjourn, moved by Stephen Helman, seconded by Ray Lang, so voted unanimously.

The Meeting adjourned at 8:10 p.m.

Respectfully Submitted


by Karen A. Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on

August 25th, 2014

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

List of Exhibit Documents

Exhibit A – Gateway Hyannis, Hyannis Harbor Land Use Analysis and Economic Development Strategy, dated May 3, 2010 – Discussion Downtown Parking Solutions, Hyannis

Exhibit B – Barnstable Code § 240-47.1, Article VI Off-Street Parking Regulations, § 240-48. Purpose, 240:134 – Discussion Downtown Parking Solutions, Hyannis

Exhibit C – Town Council Item # 2015-004, Intro: 07/17/14 Summary – Hyannis Armory Lease to 225 South Street, LLC

APPROVED