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BARNSTABLE TOWN CLERK

**Town of Barnstable**  
**Planning & Development Department**  
**Barnstable Economic Development Task Force**  
**Meeting Minutes**  
**May 3, 2019**

**Members Present:** Alison Maloney (Chair), Matthew Eddy, Jason Siscoe, Chuck Carey, Roy Catignani, Dan Ojala,

**Members Absent:** Mark Sexton, Beth Marcus, Terri Ahern, Bob Cody, James H. Crocker, Jr. – President Town Council, Andy Clyburn – Assistant Manager of the Town of Barnstable

**Staff:** Elizabeth Jenkins - Director of Planning and Development, Mike Trovato – Economic Development Specialist  
Jennifer Engelsen – Office Manager, Planning and Development Department

Alison called the meeting to order at 12:12 PM. A motion to approve the minutes for April 29, 2019 was made by Roy and seconded by Matt, all in favor.

Alison shared that she has invited two guest speakers to the meeting today. Rick Penn from Puritan Clothing and Jake Dewey, a local developer and member of the Zoning Board of Appeals.

Roy passed out a list of action items he came up with based on the notes Alison sent out to the group. His highlights include:

- Hyannis Water
- Barnstable Sewer
- Zoning
- Permitting
- Moorings/Public Dock Access
- Tent Permits
- Workforce Housing
- Outreach to New Business

Chuck believes we need to focus on the small business people in our community. The regulations, new taxes, codes and committees have been nothing but barriers. He suggests creating one position for one individual to be available to assist the public.

Alison introduced Rick Penn and asked him to share his thoughts on what he would like to see in Hyannis. Mr. Penn spoke on the three works he practices: retail follows residential! He is thrilled with Sea Captains Row, we need more developed properties, there is a demand for housing, have it in downtown Hyannis. He feels that the consumer is looking for an experience when they come out i.e shopping, dining and the spa. He would like to see Main Street as two way traffic, sights and sounds. Main Street needs energy. We need to start with residential, density of housing. We need to get downtown Hyannis going again!

Chuck stated we need larger lots to develop properties in downtown Hyannis. If we cannot merge/combine lots, we have no chance to develop. Elizabeth said we can look into utilizing town owned assets, in this case shared parking and agreements. She made the group aware of a Downtown Hyannis Parking Implementation Study Meeting held on Monday, May 6<sup>th</sup>. Elizabeth is not in favor of parking garages due to high costs. Ocean Street lot has very little use even in the summer months. There is a seasonal demand with a timeframe from June to September. Chuck stated that the Penn family is tenacious and their success is due to the top quality of service they provide, they are the very best and a good lesson for others.

Dan shared the town being very supportive with the development of apartments on top of the Indian Pavilion on Main Street. Elizabeth informed the group that the town will be contracting with Utile to fix the housing zone. The goal is to have a new zoning framework by the end of the year.

Alison introduces Jake Dewey. Mr. Dewey shares his thoughts on developing housing. The process needs to be streamlined for someone such as he who is a small operation who cannot afford the legal fees that sometimes are related to permitting. He would like to see someone in town that can help get through the process. The bigger companies should not be the only folks to come in and develop properties. Chuck says it is not the employees fault, there are just too many rules and regulations and having a staff person to help get through it would be beneficial. Dan believes the best person for this position would be an employee with experience. Ellen Swiniarski's name is mentioned by a few members as being the person for this type of position.

Mr. Penn said he would like to see density. A mix of empty nesters, young professionals, what are they doing for work? Elizabeth stated she likes the idea of an intergenerational downtown, a walkable urban environment.

Elizabeth has her marching orders with suggestions made by group:

- Contact the Town Manager and Building Commissioner to discuss customer service issues
- Obtain information on the system development charge – back story from Hyannis Water – invite in Hans at some point
- Invite Brian Florence and Tom McKean to discuss health issues, septic issues, etc
- Moorings – look at Roy's notes and have Mike Trovato navigate suggestions

Alison asked the group to invite members of the community to the next meeting to hear their ideas. How do we wrap this up she says? Elizabeth responds that zoning and parking are issues that are being tackled at this time. Inclusionary housing, need more direction possibly invite people who have gone through the process.

The group consensus is there is a need for a full-time staff person to assist with projects in the town. When faced with the questions: can I do this, how do I do this, where do I go to do this. Elizabeth makes the suggestion that request come from the group more so than her. She is happy to share her language for the need with a volunteer. Elizabeth will share her information with Alison and Alison will put something together for the group to look at.

Accessory dwelling units (ADU) were discussed. We should start to look at some larger properties in the downtown area that are no longer being and take advantage where septic is not an issue and create ADU's. Matt will provide information on the 330 rule so the group will be more knowledgeable.

Mr. Penn ended the meeting by stating downtown Hyannis is a desirable place to live, work and invest in.

**Public Comment:** none

**Next Meeting:** May 24, 2019 at 12:00 PM

**Adjournment:** A motion to adjourn at 1:47 PM was made by Roy and seconded by Dan.

Respectfully submitted,  
Jennifer Engelsen – Planning and Development Department