

**Local Comprehensive Planning Committee (LCPC):  
Existing Conditions Subcommittee  
Minutes  
Thursday, May 25, 2023 at 9:00 AM**

**CALL TO ORDER**

Felicia Penn calls the meeting to order at 9:01 a.m. with an introduction of attendees:

Member	Present	Absent
Felicia Penn	X	
Fran Parks	X	
Meaghan Mort	X	

Also in attendance is Kate Maldonado – Assistant Director, Planning & Development; Jim Kupfer – Senior Planner; and Kyle Pedicini – Community & Economic Development Planner

**NOTICE OF RECORDING**

This meeting is being recorded and broadcast on Channel 18 and 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.

**TOPICS FOR DISCUSSION**

**Review comments received for the draft Existing Conditions Report**

Felicia Penn notes that upon her first review, she made numerous comments with the thought of viewing this as a draft report. She realizes now that many of those comments are not appropriate in viewing this for what it is: an existing conditions report, a summary of where we are now.

Kate Maldonado explains that there were three categories of comments: those submitted online, 2 letters that were submitted, and Felicia Penn’s marked-up document. Ms. Maldonado shares a spreadsheet (document entitled "Local Comprehensive Plan Existing Conditions Report\_Comment Matrix") with the group and explains that the objective of today’s meeting is to capture all the edits that the subcommittee wants to recommend back to the full committee.

The group walks through the spreadsheet:

Comment 1: Felicia Penn notes that there are several comments about the wind power cables’ use of Dowses Beach, and she thinks the language that says that this project is a done deal is incorrect and needs to be accurate and as neutral as possible. Fran Parks thinks it’s important to include Craigville Beach, too. Kyle Pedicini joins the meeting at this point. Jim Kupfer suggests staff will draft language stating what the actual condition today is of this: the state has identified locations for offshore wind, at least 3 locations in Barnstable, and there is ongoing discussion about how that gets implemented. As we’re drafting this existing conditions plan, the Committee and the town realizes the weight of this issue, and future chapters can include strategies to include this as a discussion. Staff will stay away from saying what plan is or isn’t in place. Felicia Penn wants to recognize that there is a great deal of public interest in this project. Jim Kupfer says staff will work on draft language.

Comment 2: This comment requests mentioning the resources that were dedicated to the fire academy cleanup and airport PFAS cleanup. Kate Maldonado says the fire academy was a county resource, not town. Felicia Penn says there was another issue south of the airport—there is cleanup in process but there is still PFAS and surface water contamination, which the airport is not dealing with. She suggests generic language about ongoing efforts. Kate Maldonado will work with the airport to see if they have any additional language.

Comment 3: This comment requests to include additional language on carbon sequestration. The Committee agrees with staff’s suggested language.

Comment 4: This comment suggests including the large environmental impact of the Dowses area. Kate Maldonado is working with DPW to see if the language needs to be amended, and she will come back with a suggestion at the next meeting.

Comment 5: This comment suggests using an alternate word to “sustainable.” Staff finds the sentence referenced too broad. The group discusses if this sentence is necessary. Fran Parks requests to mention that there is great pressure on our harbors and ways to water. The group views the Marinas & Harbors section the comment refers to. The group suggests removing the sentence in question.

Comment 6: Already discussed along with comment 1.

Comment 7: This comment feels the report omits discussion of environmental concerns related to offshore wind development. The group is unsure if that belongs in the existing conditions report, but rather in the next phase. Meaghan Mort requests input from Atlantic Marine Fisheries for the next phase.

Comments 8 & 9: These comments believe there is inaccurate information related to offshore wind. Staff will review the language for any inaccurate statements.

Comment 10: This commenter believed the total number of ponds in Table 3 didn’t add up. Staff double-checked and found the numbers to be accurate.

Comment 11: This is a minor comment about language: seeking to replace “Barnstable” with each specific village ponds are in. Fran Parks requests to specify that Lovell’s Pond is in Santuit, not Cotuit. The group discusses whether Santuit is appropriate, and decides on “Santuit (Cotuit)”.

Comment 12: This comment gets project-specific about open space. Kate Maldonado says the Open Space & Recreation Plan (OSRP) has a list of all open spaces listed by village, and she would like to include that list in this report. The group discusses whether to reference threats & opportunities, but ultimately decides to leave that for the next phase.

Comment 13: This comment requested to call out Hyannis’ open space. Kate Maldonado recommends including a table of open space per village, which exists in the OSRP. The group agrees.

Comment 14: Simple typo correction.

Comment 15: This commenter dislikes the use of the word “extreme” in phrase “in extreme cases, retreat development.” The group discusses how to address this in an existing conditions summary. Jim Kupfer says they could pull language from their municipal vulnerability plan. The group decides to identify areas of concern and in the next phase, talk about possible solutions.

Comment 16 and 17: These comments address several issues with water quality. Kate Maldonado says staff is developing a response.

Comment 18: This comment asks when household use of gray water will be addressed. Staff thinks this belongs more in phase 2 and not existing conditions. The group agrees.

Comment 19: This comment requests to add reference to pet and wildlife waste. The group agrees.

Comment 20: This comment asks when bulk zoning regulations will be created. Kate Maldonado says there is no action here—the regulations are already codified in the town’s zoning ordinance.

Comment 21: This comment suggests there are morning and afternoon peaks on Route 28. The group discusses whether that’s accurate, and decides on rearranging the language so the section doesn’t start by emphasizing that there are no peaks.

Comment 22: This is a simple request to change “Barnstable Harbor” to “Hyannis Harbor.” Felicia Penn notes that the phrasing of Hy-line as a “subsidiary of” in that sentence is misleading, as it’s private. Kate Maldonado will look into the appropriate wording.

Comment 23: This comment suggests adding that the town doesn’t fully fund any of the libraries. The group agrees.

Comment 24: This commenter believes that HyArts is a manufactured thing and not part of Hyannis's cultural heritage. Felicia Penn suggests discussing this at the next meeting.

Comment 25: This comment suggests the values included on page 93 are outdated. Kate Maldonado reached out to Mass Historical Commission to verify the latest statistics.

Comment 26 & 27: These comments reference short-term rental numbers. Kate Maldonado is working with the Building Dept. to get an accurate number of short-term rentals. Meaghan Mort asks for the number of second homes as well.

Comment 28 and 29: These request all public comments submitted are available for the public to review, and request a redlined update. Kate Maldonado says all comments are on the LCPC website, and staff will create a redlined update.

Comment 30: This comment disputes that the airport is a great resource for residents. Felicia Penn requests to add a reference to the ferries in this section. She also doesn't understand why the transfer station is included here. Meaghan Mort suggests expanding upon the Hyannis Transportation Center and including RTA and local and regional bus services. The group thinks no change is needed in reference to the airport.

Comment 31: This comment asks why there is no rail trail in Barnstable. Kate Maldonado is working with DPW to add language about the rail trail and where the phases stand now, because there is a plan.

Comment 32: This comment requests the number of tear downs in historic areas. Kate Maldonado is working with the Building Dept. to see if she can get numbers for that.

Kate Maldonado will work on the suggested edits based on this feedback. She requests the Committee review the letters prior to the next meeting so they are ready for discussion.

#### **PUBLIC COMMENT**

Felicia Penn asks for public comment. There is none.

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

None.

#### **ADJOURNMENT**

Fran Parks makes a motion to adjourn. Meaghan Mort seconds.

#### **Vote:**

**Aye: Felicia Penn, Fran Parks, Meaghan Mort**

**Nay: None**

#### **DOCUMENTS USED AT THIS MEETING**

Document entitled "Local Comprehensive Plan Existing Conditions Report\_Comment Matrix"

Respectfully submitted,  
Genna Ziino, Administrative Assistant

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