



**Town of Barnstable
Growth Management Department**

JoAnne Buntich, Interim Director

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PLANNING BOARD AGENDA FOR NOVEMBER 10, 2008

7:00 PM Call Meeting to Order

APPROVAL NOT REQUIRED PLANS - None Received.

SECURITY AND LOT RELEASE REQUESTS - None Received

PUBLIC HEARING-- Definitive Subdivision # 817 – Off Parker Road (Continued from 9/24/07, 10/22/07, 11/26/07, 12/10/07, 01/14/08, 2/25/08, 3/24/08, 4/10/08, 4/28/08, 6/9/08, 6/23/08, 7/14/08, 7/28/08, 8/25/08, 09/08/08)

R. Lang, D. Munsell, F. Penn, M. Weir, P, Princi

Continued Public Hearing for Subdivision plan, entitled “Definitive Subdivision Plan Located in West Barnstable, MA”, Subdivision # 817 for property shown on Assessor’s Map 176, Parcel 021, located off Parker Road, West Barnstable, Massachusetts.

PUBLIC HEARING Regulatory Agreement 2008-02 Greenery Development (Continued from 6/9/08, 6/23/08, 7/14/08, 7/28/08, 8/11/08, 8/25/08 and 9/22/08) Request for continuance is anticipated.

Continued Public Hearing for Regulatory Agreement Application 2008-02 which is a Modification of Regulatory Agreement 2007-02 previously approved for the Greenery Development, LLC. The properties are addressed 42A and 42B South Street, and 89 Lewis Bay Road, Hyannis, MA located in the Hyannis Village Medical Services District and shown on Assessor’s Map 327 as Parcels 241 and 223, respectively.

7:30 PUBLIC HEARING - Regulatory Agreement 2008-03 Impulse, LLC/Hilton Garden Inn

Regulatory Agreement Application 2008-03 has been filed requesting relief from Barnstable Town Ordinance Section 240-24.1.8 Hyannis Gateway District to authorize construction and use of a hotel with a total floor area greater than 10,000 s.f., which use is not permitted in the Hyannis Gateway District, and where the change of use may increase number of vehicle trips per day to a location on Route 28. The applicant seeks to raze two existing buildings and redevelop the 2.3 acre parcel with a 5-story, 133-room Hilton Garden Inn. Additional requested relief is for height in excess of 40 ft; landscape, parking, and front yard setbacks; parking calculations and lot configurations; lot coverage, and relief from Wellhead Protection Overlay District lot coverage requirements under a pre-existing nonconformity. Also, relief is sought as needed for site development standards, signage and buffers. The applicant is Impulse, LLC. The property is addressed 349 & 333 Iyannough Road (Rte. 28) Hyannis, MA and is shown on Assessor’s Map 328 as Parcels 068 & 069 respectively in the Hyannis Gateway and Wellhead Protection Overlay Districts.

OTHER BUSINESS

Request for extension of time to file a Special Permit application under SCCRCOD.

Land Use Vision Map Discussion.

Acceptance of minutes.

COMMITTEE REPORTS

Miscellaneous reports from various on-going subcommittees.

CORRESPONDENCE RECEIVED

Joint Statement of the Department of Housing and Urban Development and the Department of Justice, Reasonable Modifications Under the Fair Housing Act.

Memorandum from Andrea Adams, Senior Regulatory Planner, Cape Cod Commission regarding notice of meeting Thursday, November 13, 2008, 6:30 p.m. for Draft for Municipal Application for Revision of DRI Thresholds, Chapter H of the Cape Cod Commission Regulations of General Application.

Letter from Attorney Bruce P. Gilmore dated October 28, 2008 regarding Cape Cod Hospital, Diagnostic Pavilion.

Chapter 91 License Application has been received to construct and maintain an inlet at 60 Oregon Way, Cotuit, MA in and over the waters of Rushy Marsh Pond.

Chapter 91 License Application has been received for maintenance dredging in the Seapuit River channel in Osterville, MA for the purpose of improving public navigation and beach/dune nourishment, reduce erosion and accretion problems on the opposite shoreline caused by the spit of land in this location. Location: Assessor's Map 050, Parcel 002, 41 36' 33" latitude, 70 25' 13" longitude.

Chapter 91 License Application has been received for dredging between slip #1 and slip #2 transfer bridge alignment for the Woods Hole Martha's Vineyard & Nantucket Steamship Authority located at 71 South Street, Hyannis on the Hyannis Inner Harbor.

FUTURE MEETINGS

Regularly Scheduled Planning Board meetings: November 24 & December 8, 2008. Subcommittee on Zoning: 4:30 p.m. November 18 and December 2, 2008.