



**Town of Barnstable
Growth Management Department**

JoAnne Buntich, Interim Director

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PLANNING BOARD AGENDA FOR DECEMBER 8, 2008

7:00 PM Call Meeting to Order

APPROVAL NOT REQUIRED PLANS

EBEN, LLC

“Plan of Land in Barnstable (Osterville), MA”, prepared for Eben, LLC, dated November 18, 2008, scale 1”=50’; prepared by CapeSurv, Osterville, MA, Assessor’s Map 119, Parcel 079. Zoning BA & RC. Received December 1, 2008 + 21 days = December 22, 2008.

McELHANEY

“Plan of Land West Barnstable, MA”, prepared for Richard L. & Mary Ann McElhaney, dated November 17, 2008, 1”=80’; prepared by Down Cape Engineering, Inc., Yarmouthport, MA, Assessor’s Map 156, Parcel 025. Zoning VB-B & RF. Received November 26, 2008 + 21 Days = December 17, 2008.

PARKE

“Approval Not Required Plan of Land Located at 56 Deacon Court, Barnstable, MA”, prepared for The Compact, being a division of Lot 53 shown on LC Plan 17994K Sheet 1 and Lot 6 shown on Plan 435-90. The plan is dated October 24, 2008, scale 1”=40’; prepared by Yankee Survey Consultants, Marstons Mills, MA, Assessor’s Map 300, Parcel 055. Zoning Residence F-1. Received December 3, 2008 + 21 days = December 24, 2008.

KELLER AS TRUSTEE

“Plan of Land #1555 & 1575 Route 132 Iyannough Road, Hyannis, MA” prepared for Brown, Lindquist, Fenuccio & Raber Architects, Inc., Yarmouthport, MA, dated November 19, 2008; prepared by BSC Group, W. Yarmouth, MA, Assessor’s 253, Parcels 016, 19B, 19T. Zoning: HB & RD1. Received December 3, 2008 + 21 days = December 24, 2008.

SECURITY AND LOT RELEASE REQUESTS

Subdivision #778 - Liam Monaghan

Request has been received to extend the length of time designated in the Development Agreement for completion of a subdivision from three years to eight years.

7:00 P.M. Continued Public Hearing (from 11/24/08) - Special Permit 2008-03 Cape Cod Auto

Connection

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

Continued Public Hearing for Special Permit Application 2008-03 pursuant to Section 240-94(B) Expansion of Pre-Existing, Non-Conforming Use. Applicant is Thomas Lundquist, Trustee of the Lundquist Family Trust, and the property location is addressed 152 Ridgewood Avenue, Hyannis, MA 02601 and is shown on Assessor’s Map 328 as Parcel 211 in the Hyannis Village Transportation and Wellhead Protection Overlay Districts.

7:15 PUBLIC HEARING (2nd) - Regulatory Agreement 2008-03 Impulse, LLC/Hilton Garden Inn

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

Continued Public Hearing for Regulatory Agreement Application 2008-03. The applicant is Impulse, LLC. The property is addressed 349 & 333 Lyannough 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.

PUBLIC HEARING (Continued from 9/8/08) - Rules and Regulations of Barnstable Planning Board

Continued public hearing of the Planning Board as the designated Special Permit Granting Authority (SPGA) to establish and adopt rules and regulations under which the Planning Board will operate when applicants seek special permit approval under their authority.

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, 9/22/08 and 11/10/08)

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

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.

OTHER BUSINESS

Land Use Vision Map Vote

Acceptance of minutes from April 28, 2008 Planning Board meeting.

Updated Planning Board Signature Sheet for filing with the Barnstable County Registry of Deeds.

COMMITTEE REPORTS

Miscellaneous reports from various on-going subcommittees.

CORRESPONDENCE RECEIVED

Chapter 91 License Application has been received to construct and maintain a boardwalk and seasonal pier at 122 Starboard Lane, Barnstable, MA in and over flowed tidelands of Bumps River.

FUTURE MEETINGS

Regularly scheduled planning board meetings: January 12 & 26, February 9, 2009.