



**Town of Barnstable
Planning Board
Agenda
January 13, 2014**

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor.
Meeting notice previously filed with Town Clerk - Revised as of; 1-7-2014

Approval Not Required Plans: *None*

Subdivision: *None*

Special Permit:

7:00 PM **Continued**

**Modification of PIAHD Special Permit Settler's Landing II
Subdivision No. 812 - Martha M. Morin, Trustee of Settlers Landing
Realty Trust II**

This Public Hearing is to consider the second part of an application of Martha M. Morin, Trustee of Settlers Landing Realty Trust II, seeking a Modification for the Private Initiated Affordable Housing Development (PIAHD) Special Permit issued for Settlers Landing II - Subdivision No. 812. This part of the petitioner is seeking:

- To allow for up to five of the 29 dwellings to be built as four-bedroom homes provided the fourth bedroom is created within an approved house design plan.

The locus is the southern 7.75 acres of the subdivision commonly known as Settler's Landing located off Castlewood Circle in Hyannis, MA. The 29 parcels are shown on Assessor's Map 273 as Parcel 122, Lots 013 through 027 and Assessor's Map 272 as Parcels 212 to 225. The lots are addressed from 75 to 174 Settler's Landing, Hyannis, MA. The locus is Zoned Residential C-1.

- *This hearing was opened May 13, 2013, at which time the Board decided to bifurcate the application into Part 1 and Part 2. Part 1- allowing the introduction of a twelfth and thirteenth house plan was granted.*
- *Part 2 was continued; June 24, 2013, August 12, 2013, September 9, 2013, and to November 25, 2013 to allow for Review and Opinion of the Town Attorney Office. Opinion was issued August 8, 2013.*
- *At the June 24th meeting, the Board voted a continuance with the requirement that all back taxes owed on the subdivision lots would be paid in full and verification from the Tax Collector's Office that all taxes on the Applicant's lots are current.*
- *Copy enclosed of Spreadsheet from Tax Collector's Office reflecting all taxes are paid to current*
- *Copy enclosed of Follow-Up Staff Report and associated attachment documents*

Regulatory Agreement:

7:15 PM **Continued Hearing**

Regulatory Agreement No. 2013- 03

**Hyannis Harbor Suites Hotel, LLC or Nominee & Harborview Hotel
Investors, LLC**

Regulatory Agreement No. 2013-03 is the application of Hyannis Harbor Suites Hotel, LLC or Nominee & Harborview Hotel Investors, LLC, seeking to enter into an agreement with the Town of Barnstable to construct and operate at 213 Ocean Street, Hyannis, MA a new four (4) story year-round hotel with up to sixty-eight (68) rooms, each room containing its own kitchen facility. This proposed hotel building is in addition to the existing 136 room

Hyannis Harbor Hotel situated on the 3.4 acre lot. The subject property is located in the HD-Harbor District of the Hyannis Village Zoning Districts and is shown on Assessor's Map 326, Parcel 035.

The Regulatory Agreement seeks waivers from the Barnstable Zoning Ordinances, specifically:

Section 240-24.1.7.A – Harbor District, Permitted uses to allow hotel rooms with kitchens.

Section 240-24.1.7.C – Harbor District, Dimensional, bulk and other requirements, including maximum building height, to allow 4-stories where only a 2.5 story buildings are permitted, waivers of the 10-foot minimum side and rear setbacks, waiver of the 70% maximum lot coverage and waiver of the 10-foot front yard landscape setback.

Section 240-24.1.10 - Site Development Standards and Section 240-53 – Landscape Requirements for Parking Lots, including waivers from the following; the 6-foot minimum setback for parking lots, 10% interior parking lot landscaping, required minimum number of trees, dumpster setback from lot line and any other necessary relief.

Section 240-56 - Schedule of Off-Street Parking Requirements to allow a reduction in the required on-site parking.

In addition, the Regulatory Agreement seeks relief from the general ordinances of the Town, Chapter 112, Article III, Hyannis Main Street Waterfront Historic District seeking the Planning Board to act on behalf of the Hyannis Main Street Waterfront Historic District Commission.

- *Opened April 8, 2013, continued June 10, 2013, July 22, 2013, August 12, 2013, August 26, 2013, September 23, 2013, October 28, 2013, November 11, 2013, November 25, 2013, December 9, 2013 and to January 13, 2014 - Continued for further review of the Draft Regulatory Agreement incorporating comments and understandings agreed to at the December 9, 2013 review.*

Definitive Plan Endorsement:

Subdivision No. 819 - Maki Hill Lane

On December 9, 2013, the Board voted to approve Subdivision No. 819, Maki Hill Lane, 0 Oak St., West Barnstable, for Maki Realty Trust, Susan A. Maki, Trustee. That plan involved the development of a 3 lot subdivision of a 6.94-acre parcel. The decision was signed and filed with the Town Clerk's Office on December 16, 2013, and the 20 day appeal period has elapsed. The Town Clerk has certified the decision and plan and the Board may now endorse the plan for recording.

- *Copy of plan to be endorsed by Board enclosed*

Approval of Minutes: Approval of Board Meeting Minutes for November 25, 2013, and December 9, 2013
Copy of Minutes enclosed

Future Meetings: Regularly Scheduled Meetings: January 27, 2014 & February 10, 2014 @ 7:00 PM.

Joint Public Hearing with the Town Council: February 6, 2014, at 7:00 P.M.

- *This Hearing is to consider a Proposed Medical Marijuana Overlay District*

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Planning Board, Growth Management Department, 200 Main Street, Hyannis, MA