



Town of Barnstable Planning Board



[www.town.barnstable.ma.us/Planning Board](http://www.town.barnstable.ma.us/PlanningBoard)

Board Members

Paul R. Curley, Chair Stephen Helman, Vice Chair Felicia R. Penn, Clerk Patrick Princi Matthew Teague Raymond B. Lang David P. Munsell
Town Council Liaison – John T. Norman

Growth Management Department Staff Support

Art Traczyk, Design/Regulatory Review Planner - art.traczyk@town.barnstable.ma.us
Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AGENDA

November 24, 2014

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor.
Meeting notice previously filed with Town Clerk - Revised as of: 11-19-2014

Call to Order: Introduction of Board Members – All members present introduce themselves

Notice of Recording: This meeting is being recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

Approval Not Required Plans:

700 South Main, LLC - A plan entitled “Plan of Land for 700 South Main LLC Showing a Subdivision of Land Court Plan 12870A 700 South Main Street Centerville, Barnstable, MA” dated August 20, 2014”, as drawn by Holmes & McGrath, Inc., has been submitted for endorsement as an Approval Not Required Plan. The plan intends to divide an existing 3.45-acre parcel of land into two lots. The subject property is addressed 700 South Main Street, Centerville, MA. The property is shown on Assessor’s Map 186 as parcel 037. It is zoned Residence D-1 and is within the RPOD - Resource Protection Overlay District. The proposed division has been before the Zoning Board of Appeals and has the benefit of Variance No 2014-027 & 036 for relief to Section 240-11.E and 240-36.D Minimum Lot Area and Section 240-7(D) Lot Shape Factor/Residential Districts.

Staff Report, Application and Copy of Plan enclosed

Subdivisions:

**Summerwind – Subdivision No. 778
Release of Security & Certificate of Completion**

By letter dated September 9, 2014, Laim P. Monaghan has requested a release of all securities being held by the Planning Board and the issuance of a Certification of Completion for Subdivision No. 778, “Summerwind”. Summerwind is a 5-lot subdivision endorsed by the Board on April 9, 2001. It is located northeasterly off Pleasant Pines Avenue and is situated partly in West Barnstable and partly in Barnstable Village. The Board is holding \$67,000 in cash as surety for the completion of the development.

Request Letter, Staff Report, Engineer’s Report and Draft Certificate of Completion are attached.

Continued Petitions:

7:00 PM

**Petitions No. 2014-01 – Baxter - Pleasant Street Realty Trust
Special Permit - Section 240-24.1.7.B(2), Multifamily Use**

Special Permit Petitions No. 2014-01 is that of Hudson H. Baxter, Trustee, Pleasant Street Realty Trust seeking a Special Permit pursuant to Section 240-24.1.7.B(2), Multifamily Use in the Harbor District to allow for the existing dwelling and lot to be used as a three-family dwelling. The subject property is addressed 149 Pleasant Street, Hyannis, MA and is shown on Assessor’s Map 326 as parcel 053. It is in the HD - Harbor District of the Hyannis Village Zoning Districts.

7:00 PM

**Petitions No. 2014-02 – Baxter - Pleasant Street Realty Trust
Special Permit - Section 240-24.1.2.F, Dimensional Relief**

Special Permit Petitions No. 2014-02 is that of Hudson H. Baxter, Trustee, Pleasant Street Realty Trust seeking a Special Permit pursuant to Section 240-24.1.2.F, Dimensional Relief to allow the existing 17,171 sq.ft., lot to be used for a three-family dwelling

when Section 240-1.7.B(2) limits the number of dwelling units to a maximum of 7 units per acre or 18,669 sq.ft. for 3 units. The property is short 1,498 sq.ft., from that dimensional requirement. The subject property is addressed 149 Pleasant Street, Hyannis, MA and is shown on Assessor's Map 326 as parcel 053. It is in the HD - Harbor District of the Hyannis Village Zoning Districts.

Opened October 27, 2014 – Continued for Draft Findings & Decision – copy attached

Continued Scenic Road Public Hearing:

7:00 PM

**Planning Board and Tree Warden - Scenic Road Public Hearing
Tree Removal, Main Street, Cotuit – Between 1524 Main St. and Pinquisset
Cove Circle)**

To all persons deemed interested in or affected by the actions of the Planning Board and the Tree Warden of the Town of Barnstable, a combined public hearing, in accordance with MGL Ch. 40, Section 15C, Designation and Improvement of Scenic Roads and Chapter 180, of the General Ordinances of the Code of the Town of Barnstable, Scenic Roads, will be held regarding a proposal to remove a total of 67 trees within the layout of Main Street from Pinquisset Cove Circle to House No. 1524 Main Street, Cotuit, Massachusetts. The proposed tree removal is submitted as a part of a minor roadway widening to achieve a uniform pavement width of 20 feet, and a 3-foot wide gravel shoulder along both sides of the roadway. Included is the installation of a new culvert, re-paving of the roadway surface, wetland replication, traffic signs and pavement markings. The Town of Barnstable's Highway Division is the Applicant.

Opened October 27, 2014 – Continued for Draft Decision – copy attached

Correspondence: *Any Member wishing a full copy of the document please contact the office*

DEP Sanitary Survey Report for First Lutheran Church Barnstable, dated October 29, 2014

Environmental Notification from MEPA Project for West Barnstable Conservation Land – Shooting Range Service Rd. received November 14, 2014.

Approval of Minutes: Approval of October 27, 2014 Board Meeting Minutes – *copy enclosed*

Future Meetings: Regularly Scheduled Meetings: December 8, 2014 and January 12, 2015 @ 7:00 PM.

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 Board may go into executive session. The Board 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