



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Commission Members

Matthew Teague – Chair Paul Curley – Vice Chair Stephen Helman – Clerk Patrick Princi Felicia Penn Raymond Lang David Munsell
John Norman – Town Council Liaison

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 April 28, 2014

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor.
Meeting notice previously filed with Town Clerk - Revised as of: 04-23-2014

Approval Not Required Plans:

Kenney: A Plan entitled “Approval Not Required Plan of Land #114 Old Jail Lane in Barnstable, Massachusetts” dated February 8, 2013, last revised October 21, 2013 has been submitted for endorsement to the Board as an Approval Not Required (ANR) Plan. The plan proposes to divide 114 Old Jail Lane, Barnstable, MA (Assessor’s Map 278 Parcel 022 into two new lots.

- *Staff Report, Application & Plan enclosed*

Maki: A Plan entitled “Plan of Land in West Barnstable, MA Prepared for Karl Maki” dated April 2, 2014 has been submitted for endorsement to the Board as an Approval Not Required (ANR) Plan. The plan proposes to divide 2.46-acres of land (Parcel A on the plan) and convey that parcel. A note on the plan states that; “Parcel A shown hereon is for conveyance purposes only, and is not a building lot.”

- *Staff Report, Application & Plan enclosed*

Subdivision: None

Zoning Amendments:

7:00 P.M. Public Hearing – New

Zoning Amendment – TC Item No. 2014-126

Renaming & Update of the Flood Area Provisions

The Planning Board of the Town of Barnstable, acting under Chapter 40A, Section 5 of the General Laws of the Commonwealth of Massachusetts will take comment on a proposed zoning amendment to rename and update §240-34 Flood Area Provisions of the Zoning Ordinance.

The proposed changes are to;

- Re-title the section to ‘Floodplain District’ for consistency with FEMA terminology, adopt the new Flood Insurance Rate Map (FIRM) for the Town of Barnstable as issued by the Federal Emergency Management Agency (FEMA) effective date of July 16, 2014, and update the references to the Building Code and reference to “FEMA Flood Insurance Rate Map”.
- For consistency with FEMA regulations new provisions to address watercourses that have not had a regulatory floodway designated to them, establishes notification requirements for alterations or relocations of watercourses, and require adequate drainage paths be provided around proposed structures in a floodplain.
- And, to assure consistency through out the Zoning Ordinance, the proposed amendment includes changing those provisions that now reference §240-34 as “Flood area provision” to be re-titled to “Floodplain District”.

This amendment was referred to the Planning Board for a public hearing by Town Council Item No. 2014-126.

- *A copy of the proposed Amendment (Town Council Item No. 2014-126), TC Summary page and a Marked-up Version showing proposed revisions is enclosed*

Administrative Matters:

Revised Public Hearing Schedule: Enclosed is a revised 2014 Planning Board meeting schedule for acceptance by the Board. The schedule reduces the number of meetings in August and September to a single meeting to be held on the fourth Monday of the month.

Planning Board Reappointments: The Town Council Appointments Committee has sent notice that Members Raymond Lang and Matthew Teague terms expire June 2014. A Reappointment Form is included which must be signed if you wish to be considered for reappointed to the Board.

Correspondence: Regulatory Agreement No. 2013-003 – Hyannis Harbor Hotel – Update
Copy of March 6, 2014, letter from Attorney Michael Ford enclosed

NSTAR Final Decision and Notice of Adjudication re Overhead Transmission Line on and Existing Right-of-Way Between the Barnstable Switching Station and the Harwich Tap in Dennis - *copies available upon request*

Approval of Minutes: Approval of March 24, 2014, Board Meeting Minutes - *copy of minutes enclosed*

Future Meetings: Regularly Scheduled Meetings: May 12, 2014 and June 9, 2014 @ 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 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