



Town of Barnstable Planning Board

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Board Members

Raymond B. Lang, Chair Mary Barry, Vice Chair David Munsell, Clerk Paul R. Curley Stephen Helman Mark R. Ferro
Town Council Liaison – John T. Norman

Growth Management Staff

Elizabeth Jenkins, Regulatory Review/Design Planner - Elizabeth.jenkins@town.barnstable.ma.us
Anna Brigham, Principal Planner – anna.brigham@town.barnstable.ma.us
Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AGENDA

November 14, 2016

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor at 7:00 p.m.

Meeting notice previously filed with Town Clerk

Call to Order: Introduction of Board Members and Staff Members

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:

Mark Hyannis, LLC

An Approval Not Required Plan of Land for 411 & 417 Barnstable Road and 42 Bears Road has been submitted by Control Point Associates, Inc. stamped by Gerry L. Holdright, Registered Land Surveyor, dated October 4, 2016, for Mark Hyannis, LLC for Lots 33, 35.1 & 35.2, Map 311. Re divide the existing three lots into two.

Application, Plan and Associated documents enclosed

Mitchell & Welsh

An Approval Not Required Plan of Land for County Road (part of Rte. 6A Main Street, Barnstable) has been submitted by Daniel A. Ojala, PE, stamped by Daniel A. Ojala, PE, for Douglas S. Mitchell and Christine Welsh dated October 20, 2016. The ANR Plan seeks to re divide Map 258, Lots 2-1 and 2-2 into three new lots Lot 1A, Lot 2A and Lot 3.

Staff Report, Application and Associated documents enclosed

Lot Releases

105 Bay Road, Cotuit

Request from Attorney Kilroy received for release of covenant for Lot A on a plan recorded at Book 256 Page 46.

Staff Report, Request, and associated documents enclosed

Special Permits:

Special Permit No. 2016-003 - R.F. & R.M., LLP

Application No. 2016-003 has been submitted by R.F. & R.M., LLP for "0" Engine House Road, Hyannis Map 328, Parcel 241, under Section 240-24.1.9.B. (1) for a pay to park parking lot with 117 parking spaces which includes grading of existing pervious parking area, placement of parking kiosk machine, protective bollards, curb stops, signage, and landscape buffer. The subject lot is 58,569 square feet in area and is located in the Transportation Hub District (TD) and Wellhead Protection Overlay District (WP). *Continued from August 22, September 12, and October 24, 2016. Members hearing this application are Raymond Lang, Mary Barry, Paul Curley, Stephen Helman, David Munsell, and Mark Ferro.*

Special Permit No. 2016-004 - Dunrovin, LLC

The applicant is Dunrovin, LLC. The subject property is addressed 27-31 Crocker Street, Hyannis, MA and is shown on Assessor's Map 327 as Parcel 188. It is in the Medical Services (MS) Zoning District. The applicant seeks a Special Permit pursuant to Section 240-24.1.4.B(2) and also seeks to modify Special Permit No. 1988-28. The proposal is to divide the existing front four-bedroom dwelling into two, two-bedroom apartments designated as workforce housing units. The four existing units in the rear are proposed to be rented without income restrictions. Accordingly, the applicant seeks to modify Special Permit No. 1988-28; specifically, conditions No. 4 & 5 which limited the front building to single-family use and required the applicant work to provide all units as affordable housing units.

Staff Report, Application, Associated documents and Memorandum dated November 7, 2016, enclosed

Matters Not Reasonably Anticipated by the Chair:

Correspondence:

(Any Member wishing a copy please contact the office)

Cape Cod Commission notice of public hearing November 10, 2016, re: Old Falmouth Road Solar 280 & 0 Old Falmouth Rd., Marstons Mills

Chapter 91 Notice dated November 1, 2016, re: 19 Ladd Rd., Barnstable – Outwin – construct and maintain ramp and float extensions

Chapter 91 combined Permit Notice, dated November 1, 2016, re: Hyannis Inner Harbor/Nantucket Sound Watershed Dredge Project

Future Meetings:

Regularly Scheduled Meetings: November 28, 2016 and December 12, 2016 @ 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.