



# Town of Barnstable Planning Board



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## Board Members

Mary Barry, Chair   Stephen Helman, Vice Chair   Steven Costello, Clerk   Paul R. Curley   Fred LaSelva   Jeffrey Swartz   Patrick Foran  
Town Council Liaison – Mathew Levesque

## Planning & Development Dept. Staff

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## AGENDA

**June 11, 2018**

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2<sup>nd</sup> 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.

### **Special Permits:**

**Special Permit No. 2018-03** – 49 Ocean St., Hyannis - Verizon New England, Inc. has submitted an application to reinforce and extend the existing tower – modification to ZBA Special Permit No. 2013-002. *Continued from March 26<sup>th</sup>, April 9, 2018, and May 14, 2018. Copy of updated Staff Report and Isotrope report enclosed.*

### **Modification Permits:**

**Modification No. 2018-06** – 529 Main St., Hyannis – Sturgis School has submitted an application for a modification permit address parking requirements associated with the accessory use of the property for assembly and to address the conditions of Special Permit Nos. 2007-13, -14, -15, that limit food service and entertainment. *Copy of Staff Report, application and associated documents enclosed*

### **Regulatory Agreements:**

**Big Pink, LP** seeks to enter into a Regulatory Agreement with the Town of Barnstable – to create a 5 unit apartment building and request zoning relief for density and parking. The subject property is addressed 49 Elm Avenue, Hyannis, MA and is shown on Assessor's Map 327 Parcel 075. The Property is located in the HVB District - Hyannis Village Business District. *Continued from April 30, 2018, and May 14, 2018.*

**Seashore Homes, Inc.** seeks to into a Regulatory Agreement with the Town of Barnstable to construct two residential structures with a total of eight units with a total floor area of 6,448 square feet at 185 Ridgewood Avenue, Hyannis. The property is zoned SF – Single Family District and WP - Well Protection Overlay District and is shown on Assessor's Map 328 as Parcel 226. The application requests zoning relief for use and density, setbacks, parking, and landscaping. The application also seeks lot size and lot coverage relief specifically related to the abutting lot at 195 Ridgewood Ave, shown on Assessor's Map 328 as Parcel 073, if required due to a merger with 185 Ridgewood. 195 Ridgewood is zoned HG – Hyannis Gateway District and WP - Well Protection Overlay District. *Continued from May 14, 2018. Copy of revised plans and draft regulatory agreement enclosed.*

**Subdivisions:**

**Modification to Subdivision No. 809** – Daffodil Lane, Barnstable – Eddy - Extension of Development Agreement and modification of plan- 2 lots into 3. *Continued from March 26, April 9, April 30, 2018, and May 14, 2018. Updated and revised documents/plans enclosed.*

**Correspondence:**

Chapter 91 Notification – 50 Fox Island Rd., Marstons Mills – O’Brien, Trs., reconstruct/maintain pier  
Environmental Notification Form – MEPA – Little Parkers Pond Salt Pond Restoration, Osterville

**Matters Not Reasonably Anticipated by the Chair:**

**Future Meetings:** Regularly Scheduled Meetings: June 25 and July 9, 2018, @ 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, Planning & Development Department, 200 Main Street, Hyannis, MA.