



# Town of Barnstable Planning Board



[www.townofbarnstable.us/PlanningBoard](http://www.townofbarnstable.us/PlanningBoard)

## Board Members

Steven Costello, Chair    Stephen Robichaud, Vice Chair    Mary Barry, Clerk    Robert Twiss    Michael Mecenas    Raymond Sexton  
Town Council Liaison – Mathew Levesque

## Planning & Development Dept. Staff

Elizabeth Jenkins, AICP, Director - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Kate Maldonado, Assistant Director - [kaitlyn.maldonado@town.barnstable.ma.us](mailto:kaitlyn.maldonado@town.barnstable.ma.us)  
James Kupfer, Senior Planner – [james.kupfer@town.barnstable.ma.us](mailto:james.kupfer@town.barnstable.ma.us)  
Karen Herrand, Principal Assistant - [karen.herrand@town.barnstable.ma.us](mailto:karen.herrand@town.barnstable.ma.us)

## AGENDA

**October 25, 2021**

Meeting notice previously filed with Town Clerk

The Planning Board's Public Hearing will be held at 7:00 p.m. by remote participation methods.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Planning Board meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Planning Board by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: <https://zoom.us/j/98361616349>

Phone: 888 475 4499 US Toll-free

Meeting ID: 983 6161 6349

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing.

Application materials may be accessed by contacting [Karen.herrand@town.barnstable.ma.us](mailto:Karen.herrand@town.barnstable.ma.us) or calling 508-862-4064.

### **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.

### **Public Comment**

### **Regulatory Agreements:**

#### **Jennifer and Jeffrey Lyon, Trustees, Lyon Investment RT seek to enter into a Regulatory Agreement**

The subject property is located at 80 Pearl Street, Hyannis, Map 326 Parcel 008. The Applicant's proposal is to redevelop the property, formerly Cape Cod Child Development, as a multifamily development consisting of eight (8) apartments with a combined total floor area of 4,481 sq. ft. A waiver is being requested to allow development of multi-family units within the Single Family District.

*Continued from August 9, 2021, August 23, 2021, and September 27, 2021*

(Public Hearing) (Majority of members present and voting)

**Airview LLC, Inc. – Modification of an existing Regulatory Agreement - No. 2019-03**

The previously approved Regulatory Agreement, 2019-03, recorded on July 28, 2020, enabled the development of 451 and 467 Lyannough Road and 400 Barnstable Road in Hyannis to incorporate the construction of two buildings: a one-story retail pharmacy building with a drive through lane and a gross floor area of approximately 10,000 square feet (Building A) and a one-story building to be reserved for future retail use with a gross floor area of approximately 6,000 square feet (Building B). Airview LLC, seeks to modify the previously approved Regulatory Agreement to incorporate a food and beverage service business (Starbucks) with a drive-through window within one of the tenant spaces of Building B. Said proposal requires a waiver as drive-through windows, for uses other than banks, are prohibited per zoning. Additionally, the applicant seeks to modify the request associated with the need for the previously approved signage waivers to incorporate signage proposed for Starbucks and the applicant seeks to modify the request associated with signage established for Building A. *Continued from August 23, 2021, and September 27, 2021 - Peer Review Update.*

(Public Hearing) (Majority of members present and voting)

**Matters Not Reasonably Anticipated by the Chair**

**Correspondence**

Chapter 91 Notice – 209 Bay St.- 209 Bay, LLC – construct boardwalk, pier, ramp & float  
Chapter 91 Notice – 501 Eel River Rd., - ramp, float, piles – Eel River Rd. Properties, LLC/Dolce  
Chapter 91 Notice – 167 Cedar Tree Neck Rd. – float, ramp – Owades  
Chapter 91 Notice – 199 Cedar Tree Neck Rd. – ramp and float

**Approval of Minutes**

September 27, 2021, draft minutes

**Future Meetings:** November 8, 2021 and November 22, 2021, @ 7:00 p.m.

**Adjournment**

**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 contacting [Kaitlyn.Maldonado@town.barnstable.ma.us](mailto:Kaitlyn.Maldonado@town.barnstable.ma.us) or calling 508-862-4791.