



Town of Barnstable Planning Board



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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

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Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AGENDA

November 8, 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/99923429617>

Phone: 888 475 4499 US Toll-free

Meeting ID: 999 2342 9617

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 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

Zoning Amendments:

Zoning Amendment TC Item No. 2022-034 - Proposal to amend the Town of Barnstable Zoning Ordinance by amending the code of the Town of Barnstable, Part I, General Ordinances, Chapter 240 Zoning by expanding the Ground-Mounted Solar Photovoltaic Overlay District to include the property located at 810 Wakeby Road, Marstons Mills (Assessors' Map 013 Parcels 004, 005, 052) and by requiring a Special Permit for large-scale ground-mounted solar photovoltaic installations located within any residential district located within the overlay district.

(Public Hearing) (Majority of members present and voting for recommendation to Town Council)

Subdivisions:

Modification to Subdivision No. 826 Loomis Lane. The application was submitted by Attorney Schulz on behalf of the following property owners, Eric J. Fischer, Simone S. Fischer, Dean C. Swartz, Maureen F. Swartz, and Herbert K. Bodensiek. The request is to modify the roadway layout of a section of Loomis Lane to coincide with the traveled portion. The subject properties are shown on Assessors Map 230 Parcel 104, Map 230 Parcel 105 and Map 230 Parcel 111.

(Public Hearing) (Majority of the full Board)

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, September 27, 2021, and October 25, 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 Iyannough 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, September 27, 2021, and October 25, 2021*

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

Matters Not Reasonably Anticipated by the Chair

General Business

Local Comprehensive Plan (LCP) update – Discussion of the Local Comprehensive Planning Committee (LCPC).

Correspondence

Chapter 91 Application – 671 Old Post Rd. – reconstruct/maintain existing bulkhead – AAR Legacy, LLC

Approval of Minutes

October 25, 2021, draft minutes

Future Meetings: November 22, 2021 and December 13, 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 by contacting Karen.Herrand@town.barnstable.ma.us or calling 508-862-4064.