



# 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    Jeffrey Swartz    Robert Twiss  
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)  
Karen Herrand, Principal Assistant - [karen.herrand@town.barnstable.ma.us](mailto:karen.herrand@town.barnstable.ma.us)

## AGENDA

### July 26, 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/99019535880>

**Phone:** 888 475 4499 US Toll-free

**Meeting ID:** 990 1953 5880

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**

**Approval Not Required Plans**

The Robert Baker Estate and Barbara M. LaFlam have submitted an Approval Not Required plan entitled: “Plan of Land at #830 Wakeby Road, Marstons Mills, Barnstable MA, prepared for Barbara M. LaFlam, dated July 8, 2021” prepared and stamped by Daniel A. Ojala, PLS of Down Cape Engineering, Inc. (Majority of Full Board)

### **Special Permits**

Standard Holdings, LLC, seeks to amend Special Permit No. 2020-03, issued pursuant to Section 240-16.1 C(1), to modify condition 6(a)(iii) to require that the affordable housing Regulatory Agreement be recorded at the Barnstable County Registry of Deeds prior to the issuance of an occupancy permit, instead of prior to the issuance of a building permit.

(Public Hearing) (2/3 Majority Full Board)

### **Subdivisions**

A modification application has been submitted by Samuel Traywick. The request is to amend the approved subdivision plan to modify the roadway construction including the width and profile of Wendy Way; request a waiver to allow for a gravel surface and to approve the revised configuration of the way proposed to incorporate a turning tee. The subject properties are shown on Assessors Map 124 Parcel 016-001. The plan for this subdivision modification is entitled "Subdivision #646A Road Profile Plan of Wendy Way Marstons Mills, MA Prepared for Samuel Traywick" prepared by Down Cape Engineering, Inc., dated June 4, 2021.

(Public Hearing)(Majority of Full Board)

### **Staff Updates**

- Update on Accessory Dwelling Units (ADUs)
- Downtown Hyannis Zoning Revision & Virtual Community Meeting to be held on Monday August 2<sup>nd</sup> at 6:00 PM
- Board Training Updates

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

### **Correspondence**

Chapter 91 Notice – 218 Long Beach Rd., Centerville – Packard – maintain pier

### **Approval of Minutes**

July 12, 2021, draft minutes

**Future Meetings:** August 9 and 23, 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 or calling 508-862-4791.