



# 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    Tim O'Neill  
Town Council Liaison – Mathew Levesque

## Planning & Development Dept. Staff

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

## AGENDA May 9, 2022

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://townofbarnstable-us.zoom.us/j/85710276935>

Phone: 888 475 4499 US Toll-free

Meeting ID: 857 1027 6935

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:**

William Eagan, Trustee of Old Stage Road Realty Trust has submitted a request for an approval not required for the plan entitled "Plan of Land on Old Stage Road and Parker Lane in Barnstable, MA, prepared for William Eagen, 70 Newport Avenue, Osterville, MA 02655" stamped and sealed by Frank Joseph Gallagher, dated April 15, 2022 (Click [HERE](#) for application materials)

**Subdivisions:**

**Pilots Way, Sub. No. 288, Modification of Definitive Subdivision, Deacon Crocker, Trustee** seeks to amend the approved Definitive Subdivision plan, #288, as required by the existing covenant and plan in

order to modify the roadway known as Pilots Way. (Majority of Full Board) *continued from April 25, 2022*  
(Click [HERE](#) for application materials)

### **Regulatory Agreements:**

**Modification to RA 2017-003 Sea Captain's Row, CapeBuilt Pleasant Street, LLC** seeks to modify Regulatory Agreement No. 2017-003 to include the addition of a single one-bedroom "walkout" apartment to be added in the basement level of each of the two buildings that were previously approved as Buildings A and B. This will increase the total project unit count from 60 to 62. The Applicant also seeks to modify the relief previously granted from the General Ordinance, Chapter 9, Article I Inclusionary Affordable Housing Requirements – Section 9-4-D. to allow for two 1-bedroom apartments at 50% of Area Median Income on a "floating" basis dispersed within the forty-four (44) rental apartments in Phase One. *Continued from April 25, 2022* (Majority of members present and voting) (Click [HERE](#) for application materials)

**S&C Realty Investment Co., LLC** seeks to enter into a Regulatory Agreement to redevelop 442 Main Street by renovating and expanding an existing structure. The redevelopment consists of a 2,524 square foot two-story addition to the north elevation. The proposal requests a mixed use development with first floor retail area, a first floor coffee shop with an outdoor patio and a drive through, five residential apartments on the second floor consisting of two two-bedroom apartments and three one-bedroom apartments, as well as other associated improvements. (Majority of members present and voting) (Click [HERE](#) for application materials)

### **Staff Updates**

Local Comprehensive Plan

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

#### **Correspondence**

DEP Notice – 43 Beechwood Rd., Wequaquet Lake, Barnstable – Pier/Dock – Shpunt et al

DEP Notice – 15 Piney Point Dr., Long Pond Centerville – Dock – Henry

Chapter 91 Notice – 63 Ocean Ave. – Pinto – boardwalk, pier, ramp and float

#### **Approval of Minutes**

April 25, 2022, draft minutes (Click [HERE](#) for draft minutes)

**Future Meetings:** May 23<sup>rd</sup>, and June 13, 2022, @ 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.