



# The Town of Barnstable Growth Management Department

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Jo Anne Miller Buntich, Interim Director

Minutes of Planning Board Meeting - Approved  
Tuesday, February 17, 2009  
Selectmen's Conference Room  
367 Main Street  
Hyannis, MA

Committee Members Present:

Ray Lang, Subcommittee Chair  
David Munsell  
Felicia Penn  
Paul Curley  
Patrick Princi (arrived at 5:10 pm)

Staff:

Jo Anne Miller Buntich, Growth Management

Also present: Ann Canedy, Town Council Liaison  
Stuart Bornstein, Diedre Kyle, Holly Management  
Dan Ojala, Down Cape Engineering  
John Doherty, 17 Brookshire Rd., Hyannis

Meeting called to order at 4:40 pm.

Zoning Discussion Sign Ordinance Amendments – Councilor Canedy

*Amendment to the administrative code to provide an additional temporary sign use:*

The temporary sign amendment, as sponsored by Councilor Canedy, addresses the use of signs or banners that announce temporary events in regard to:

- Hours of display
- Obstruction of pedestrian and vehicular traffic
- Size

A motion was made by Chair Lang, seconded by Paul Curley, to place the addendum to Chapter 240 74, Temporary Signs, as presented by Councilor Canedy and with changes as agreed on by the Planning Board Subcommittee, on the Planning Board meeting agenda on February 23, 2009.

So voted unanimously.

*Amendment to the administrative code to provide an exception to the sign code:*

This amendment addresses the exception to the display of real estate "open house" signs.

Motion was made by Felicia Penn, seconded by Dave Munsell, to place the addendum to Chapter 63 (D), as presented by Councilor Canedy and with changes as agreed on by the Planning Board Subcommittee, on the Planning Board meeting agenda on February 23, 2009.

So voted unanimously.

Proposed Amendment on Special Permit Lapse:

Summary of proposed amendment:

- Extends length of special permits from one year to two years
- Special permit granting authority may extend time for an additional six months
- If extension is not granted within 60 days and upon expiration of the original two year period, the special permit is void

Ellen Swiniarski and the ZBA are compiling a list of special permits that are still in effect and not yet exercised that may be affected by this proposed amendment.

Motion was made by Chair Lang, seconded by David Munsell, to place the proposed amendment as read by Chair Lang on the Planning Board meeting agenda of February 23, 2009.

So voted unanimously.

Continuation of negotiation discussion on the regulatory agreement with Impulse LLC/Hilton Garden Inn from February 9, 2009 Planning Board

Jo Anne Buntich distributed the revised site plan as submitted by Dan Ojala of Down Cape Engineering, and a review of the plan by Growth Management Traffic Engineer, Steve Seymour. An updated traffic study, conducted by VHB, was also submitted by Deidre Kyle of Holly Management.

Notes from Waiver worksheet (copy of which is attached):

- Front yard setback – Corner lot requires front yard setback on Route 28 and Spring Street; Down Cape Engineering will revise application to include the Spring Street setback.
- Off street parking requirements – Current plan shows 115 parking spaces, 53 less than required. Off site parking at the Radisson hotel and construction of parking at nearby properties owned by the applicant were discussed as possibilities for additional parking. The potential additional off-site parking location is in the WP overlay district where parking is not currently allowed. The current permit for the Radisson would require an amendment to allow for parking at this location if this option was pursued.

Jo Anne clarified that the Radisson, as permitted, requires 283 parking spaces; 295 spaces exist at the site.

Patrick Princi disclosed for the record that his father, Michael Princi of the law firm of Wynn and Wynn has represented the applicant in the past but is not involved in this project. Patrick expressed concern that there is no sidewalk between the two hotels/parking locations.

Diedre Kyle suggested waiting for the final report from VHB before resuming the discussion on parking requirements.

Jo Anne suggested that the applicant provide an analysis of what the requirement is under the underlying zone, what is required in the overlay and what is being provided.

- Increase in vehicle trips: postponed until final report received from VHB.
- Parking island widths – Applicant to clarify the total square footage required vs. what is proposed.
- Sign relief – Applicant will provide exact description of the sign proposed; i.e. size, material, color, lighting.
- Landscape buffer between parking and building – Applicant to clarify relief requested in previously suggested table format.
- Landscape setback – Applicant to provide additional options to 20' setback waiver request.

Paul Curley asked for the status on the water pressure hydraulic study. Ms. Kyle stated that a report from Weston and Sampson was submitted to the board on February 3, 2009 addressing water pressure; the report will be formally re-submitted.

Comments from the public:

- Mr. Doherty (abutter) stated that this project is in the GIZ and the GIZ was established to improve the quality of life for residents as well as to help to constructively revitalize downtown Hyannis. He said that bus stops do not help as bus and RTA routes do not run through this area; there are no sidewalks in the area; the existing wastewater infrastructure does not go that far. Mr. Doherty feels that downtown Hyannis would not be bettered by this hotel in this lot; feels the GIZ should be adhered to.
- Chris Keough, representing the Hyannis Area Chamber of Commerce, supports the plan. Project will provide jobs and revenue and is good for the local merchants.
- Dave Columbo of the Hyannis Main Street Business Improvement District supports the project.
- Stuart Bornstein, applicant, stated that youngest hotel on the Cape is 44 years old. Industry standard is after 25 years hotels are demolished and rebuilt. Tourists will go to Plymouth because hotels on the Cape are sub-standard.

Motion was made by Patrick Princi, seconded by Felicia Penn, to continue the Hilton Garden Inn Regulatory Agreement discussion, to February 23, 2009. So voted unanimously.

Jo Anne Buntich asked that hard copies of any emailed documents be formally submitted to Ellen Swiniarski.

Meeting adjourned at 6:40 pm.

Respectfully submitted,

Marjorie Watson  
Administrative Assistant  
Growth Management Department