



BARNSTABLE
TOWN CLERK

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**Town of Barnstable
Planning Board
Minutes
February 8, 2010**

Felicia Penn– Chair	Present
Paul Curley	Present
Ray Lang	Present
David Munsell	Present
Patrick Princi	Present
Matthew Teague	Present

Also present were Growth Management staff Jacqueline Etsten, Principal Planner; Elizabeth Jenkins, Principal Planner; and Ellen Swinarski, Regulatory Review Coordinator. A quorum being met, Chairman Lang opened the meeting at 7:00 PM.

Approval Not Required Plans – Pappas Family Realty Corp – Read into record by Matthew Teague. Attorney Theodore Schilling, attorney for the applicant, was present to answer questions from the Board. The land discussed is on the corner of Barnstable Road and Main Street, where buildings will be torn down and a new building will be erected adjacent to a way which is used as access to the rear of the building. Jackie Etsten explained that this is land court land and the way will become a legitimate lot.

A motion was duly made by Ray Lang, seconded by to David Munsell, to recommend the endorsement of the ANR for the plan of land in Barnstable being a division of Lot G and a portion of the "Way" shown on LLC 13807B and of Lots 1, 2, I1 & I2 as shown on LLC 213807C prepared for The Pappas Family Realty Corp. dated January 26, 2010, prepared by CapeSurv, Osterville, MA, map 327, parcel 078-082, 085, and 089-092. So voted unanimously to approve.

Subdivision – Barrel Hill Trail Subdivision #818 – Approval of Homeowner's Association Documents – Sarah Taurino-Flores, representing the applicant, explained that in June the Planning Board had approved this subdivision plan as an open space development, with the mandate that one of the lots be designated as an affordable housing lot. Lot 12 was designated and accepted as the affordable lot on June 22; however, the homeowner's association documents could not be approved as submitted at that time. The homeowner's documents have subsequently been approved by the Town Counsel. Ms. Taurino-Flores is requesting that the Board vote on approval of the homeowner's association documents as well as a request for an extension for the time to record, as well as a vote for approval of Lot 12 as the affordable unit.

A motion was duly made by Paul Curley to confirm and ratify the board's decision of June 22, 2009 approving the designation of lot 12 as the affordable housing lot for this subdivision in accordance with the Town's inclusionary affordable housing ordinance and a copy of the vote be recorded at the Barnstable County Registry of Deeds. Motion seconded by Ray Lang. So voted unanimously.

A motion was duly made by Patrick Princi that the Planning Board approve the form of Barrel Hill Trail Homeowners Association Trust and Declaration of Covenants and Restrictions as presented by the applicant in the memo dated January 27, 2010; and further that the board vote to extend the deadline for recording those homeowners association documents, the Form 1A Open Space Conservation Restriction, the Conservation Restriction for Parcel C, and the deed of the open space of Barrel Hill Trail

into the homeowners association until March 31, 2010. Motion seconded by Ray Lang. So voted unanimously.

A motion was duly made by David Munsell, seconded by Ray Lang, to approve the minutes of January 25, 2010 as amended. So voted unanimously to approve.

Motion was duly made and seconded, and unanimously voted to adjourn.

Transcribed and submitted,

Marjorie Watson
Administrative Assistant
Growth Management Department

Next Meeting: February 22, 2010

Further detail may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us>

APPROVED