



BARNSTABLE
TOWN CLERK

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**Town of Barnstable
Planning Board
Minutes
September 13, 2010**

Raymond Lang – Chair	Present
Paul Curley	Present
Felicia Penn	Present
Matthew Teague	Present

Also present were Growth Management staff Jo Anne Miller Buntich, Director; Elizabeth Jenkins, Principal Planner; and Ellen Swiniarski, Regulatory Review Coordinator. A quorum being met, Chairman Lang opened the meeting at 7:00 PM.

Security and Lot Release Requests – Subdivision #812 – Settler’s Landing II – Rescheduled to September 27, 2010.

Public Hearing – Zoning Amendment – Article V – Accessory Uses Ground Mounted Solar Photovoltaic Overlay District - A motion was duly made by Paul Curley, seconded by Felicia Penn, to open the public hearing. So voted unanimously.

Town of Barnstable Energy Coordinator, Richard Elrick, provided a review of the purpose of the zoning amendment which is to allow the town to meet Green Communities criteria #1 and #2 for as of right siting for renewable energy generation and expedited permitting for those locations where as of right siting will be allowed under the amendment. The amendment will establish overlay districts where as of right siting for ground mounted large scale photovoltaics will be allowed.

Mr. Elrick also discussed the components of the Green Communities criteria and benefits to the Town of a Green Community designation.

Chair Lang asked for public comment which was received and noted.

Questions and comments from the Board were discussed and addressed.

A motion was duly made by Felicia Penn, seconded by Paul Curley, to close the public hearing. So voted unanimously.

A motion was duly made by Felicia Penn, seconded by Paul Curley, to recommend to the Town Council for consideration and adoption of a zoning amendment for an Accessory Uses Ground Mounted Solar Photovoltaic Overlay District. So voted unanimously.

Public Hearing – Zoning Amendment – Article V – Accessory Uses Family Apartments – Read into record by Paul Curley:

Proposal is to amend the Zoning Ordinance, Article V - Section 240-47.1 Family Apartments, to change the first paragraph to read:

“The intent of this section is to allow within all residential zoning districts one temporary family apartment unit occupied only by the property owner or a member(s) of the property owner’s family

as accessory to an owner-occupied single- family residence. A family apartment may be permitted, provided there is compliance with all conditions and procedural requirements herein.”

The insertion of “the property owner or” will provide the property owner the option to occupy the family apartment unit themselves, thus allowing the property owner’s family members to occupy the main house.

Motion duly made by Matthew Teague, seconded by Paul Curley, to open the public hearing. So voted unanimously.

George Zotos spoke in favor of the amendment.

Motion was duly made by Felicia Penn, seconded by Matthew Teague, to close the public hearing. So voted unanimously.

A motion was duly made by Felicia Penn, seconded by Paul Curley, to recommend the proposed Zoning Amendment – Article V – Accessory Uses Family Apartment to the Town Council for consideration and approval. So voted unanimously.

Continued Public Hearing – Special Permit 2010-02 – Ardeo on Main – Letter received from applicant to withdraw without prejudice the special permit application 2010-02 read into record by Chair Lang.

Motion duly made by Matthew Teague, seconded by Paul Curley, to accept the request to withdraw special permit application 2010-02 without prejudice. So voted unanimously.

Continued Public Hearing – Special Permit 2010-09 – La Petite France Cafe – Motion duly made by Matthew Teague, seconded by Paul Curley. So voted unanimously.

Motion duly made by Matthew Teague, seconded by Paul Curley, to continue the public hearing to September 27, 2010, at 7:15 pm. So voted unanimously.

Planning Board Minutes – August 9, 2010 – Motion duly made by Felicia Penn, seconded by Paul Curley, to approve the minutes of August 9, 2010. So voted unanimously.

Multi-Hazard Mitigation Plan – Elizabeth Jenkins provided a description of the Multi-Hazard Mitigation Plan and asked the board for comments.

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

Transcribed and submitted,

Marjorie Watson
Administrative Assistant
Growth Management Department

Next Meeting: September 27, 2010

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