



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Board Members

Steven Costello – Chair Jeffrey Swartz – Vice Chair Patrick Foran - Clerk Mary Barry Stephen Robichaud Aimee Guthinger Robert Twiss
Mathew Levesque – Town Council Liaison

Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director
Kaitlyn Maldonado, Assistant Director
Karen Herrand – Principal Assistant - karen.herrand@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes June 14, 2021

BARNSTABLE TOWN CLERK
2021 JUL 1 AM 11:00

Steven Costello – Chairman	Present
Jeffrey Swartz – Vice Chairman	Present
Patrick Foran – Clerk	Absent
Marry Barry	Present
Stephen Robichaud	Present
Aimee Guthinger	Present
Robert Twiss	Present

Also in attendance via remote participation were Kaitlyn Maldonado, Assistant Director, and Karen Herrand, Principal Assistant, Planning & Development Dept.

The Planning Board’s Public Hearing will be held at 7:00 p.m. by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

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/95299056074>

Phone: 888 475 4499 US Toll-free

Meeting ID: 952 9905 6074

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and are not permitted to be physically present at the meeting, 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 or calling 508-862-4064.

Call to Order: Introduction of Board Members and Staff Members

Roll Call Attendance:

Steven Costello
Jeff Swartz
Mary Barry
Stephen Robichaud
Aimee Guthinger
Bob Twiss

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

Chair Steven Costello asks if any public comment. None.

Approval Not Required Plans

William Eagan has submitted an ANR plan entitled "Plan of Land on Old Stage Road in Barnstable, MA." prepared for William Eagan, prepared by Arther F. Borden, R.L.S. of Arther F. Borden & Associates, dated June 10, 2021– proposed to divide an existing lot located at 0 Old Stage Road into three lots. Two of the proposed lots will be buildable and the third lot, as noted on the plan, will not be buildable.

Frank Gallagher in attendance, Gallagher Engineering. Drafted the plan for this ANR. Explains two lots that meet all zoning requirements, front on Old Stage Rd., 150 ft. of frontage, each lot has at least 2 acres, because in the AP Overlay District. Third lot will be labeled as non buildable, no frontage on Old Stage Rd. This is to create two buildable lots out of 7.5 acre parcel.

Stephen Robichaud asks about meaningful and adequate or illusionary term.

Kate Maldonado explains that Approval Not Required (ANR's) are reviewed by 3 standards, need vital access, meaningful and adequate or illusionary to determine sufficient access to the lot. This ANR had one area that flares out. This was an opportunity to emphasize one of the ways that we look at ANR plans.

Stephen Robichaud asks about Parker Lane being a historic road.

Frank Gallagher replies yes, not active, but is a historic lane. It is a cart path at this point.

Bob Twiss – lot 3, has been identified as non buildable, can a lot be subdivided to create a series of lots where one of those lots does not have access to a public way?

Frank Gallagher yes, happens fairly regularly, can be combined with adjoining land. This parcel doesn't have enough frontage, so could not get a third buildable lot.

Kate Maldonado states that you are allowed to have lots that are strictly used for conveyance purposes. This lot did not have the 150 ft. and thus could not provide the frontage.

Steven Costello asks does lot 3 become a conservation type/open space/forested type of area now?

Frank Gallagher confirms, correct.

Steven Costello entertains a motion, moved by Jeff Swartz to approve/endorse this ANR as written, seconded by Mary Barry,

Roll Call Vote:

Steven Costello - aye
Jeff Swartz - aye
Mary Barry - aye
Stephen Robichaud - aye
Aimee Guthinger - aye
Bob Twiss - aye

Matters Not Reasonably Anticipated by the Chair

Correspondence

Notification of Chapter 91 Renewal – 60 Conners Rd., Centerville - Ward

Approval of Minutes

May 24, 2021, draft minutes

Chair Steven Costello entertains a motion to approve the draft minutes of May 24, 2021, moved by Jeff Swartz, to approve as written, seconded by Mary Barry,

Roll Call Vote:

Steven Costello - aye
Jeff Swartz - aye
Mary Barry - aye
Stephen Robichaud - aye
Aimee Guthinger - aye
Bob Twiss - aye

Future Meetings: June 28, and July 12, 2021, @ 7:00 p.m.

Adjournment

Chair Steven Costello entertains a motion to adjourn, moved by Jeff Swartz, seconded by Mary Barry,

Roll Call Vote:

Steven Costello - aye
Jeff Swartz - aye
Mary Barry - aye
Stephen Robichaud - aye
Aimee Guthinger - aye
Bob Twiss - aye

Chair Steven Costello entertains a motion to close the public hearing, moved by Jeff Swartz, seconded by Mary Barry,

Roll Call Vote:

Steven Costello - aye
Jeff Swartz - aye
Mary Barry - aye
Stephen Robichaud - aye
Aimee Guthinger - aye
Bob Twiss - aye

The meeting adjourned at 7:14 p.m.

Respectfully Submitted

Karen Herrand, Principal Assistant, Planning & Development

