



# Town of Barnstable Planning Board



[www.town.barnstable.ma.us/PlanningBoard](http://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](mailto:karen.herrand@town.barnstable.ma.us)

BARNSTABLE TOWN CLERK

**Town of Barnstable  
PLANNING BOARD  
Minutes  
June 28, 2021**

2021 JUL 15 AM 9:40

Steven Costello – Chairman	Present
Jeffrey Swartz – Vice Chairman	Absent
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.

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/95484548424>

Phone: 888 475 4499 US Toll-free

Meeting ID: 954 8454 8424

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](mailto:Karen.herrand@town.barnstable.ma.us) or calling 508-862-4064.

**Call to Order:** Introduction of Board Members and Staff Members

**Attendance Roll Call:**

**Bob Twiss**  
**Aimee Guthinger**  
**Stephen Robichaud**  
**Marry Barry**  
**Steven Costello**

**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 for any public comment. None. Public Comment is closed.**

**Approval Not Required Plans**

Joseph H. & Barbara M. Brooksbank and Donna L. Howard have submitted an ANR plan entitled "Plan of Land in Centerville (Barnstable), Massachusetts" prepared for Joseph H. & Barbara M. Brooksbank and Donna L. Howard, prepared by Paul E. Sweetser, P.L.S., dated October 17, 2020, revised June 24, 2021—proposed to modify the existing lot lines to incorporate a conveyance that was established in 1958.

Attorney John Kenney in attendance. He gives an explanation of the proposed ANR. Owner trying to sell property. 1958 conveyance that created a zoning issue. Board of Surveyors subdivided. In 1958 zoning change, lot size changed – triangular piece to lot 5, destroyed legal non conforming status, now non conforming lots. Got ZBA variance and now ANR. Biggest concern is adequate frontage. Don't look at it as today's frontage, his opinion. MGL section 81L. 41 81L looks at the time of the division. On two occasions deemed to have adequate frontage. Should not be applying a law that took place in 1958 now. Access never changed in this area, circular driveway. The access is over this 20 ft. way. Portion on lot 4, driveway is improved. Grass goes all the way down to the pond. His opinion is that it is not a paper road. No stumps and can access with a car. Sufficient width for traffic, abutters. 75 years has been adequate. Refers to the plan, Exhibit A, 11.85 feet, you can drive all the way down between the two houses. Plan shown.

Stephen Robichaud, the history has shown that it is a way on map, 20 ft. way, appears adequate.

Bob Twiss agrees, appropriately maintained, graded and constructed as of 1958, zoning control act. Supports.

Mary Barry asks if it would be grandfathered since established in 1958, and regulations came out in 1962.

Kate Maldonado doesn't think this is applicable.

Steven Costello, conveyance by deed previously, was compliant in 1958.

Attorney Kenney replies, lot 5 does go into triangular piece that was conveyed. He could not find anything about this. There would have been topographical reasons. Did a subdivision by deed. Trying to clear the record to allow for the conveyance.

Chair Steven Costello entertains a motion to approve/endorse, moved by Stephen Robichaud, seconded by Mary Barry,

**Roll Call Vote:**

Steven Costello - aye

Mary Barry - aye

Stephen Robichaud - aye

Aimee Guthinger - aye

Bob Twiss - aye

Unanimously voted to approve.

**Election of Planning Board Officers**

Chair Steven Costello asks for any nominations.

Stephen Robichaud moves to nominate, Steven Costello for Chair, Stephen Robichaud for Vice Chair, and Mary Barry for Clerk, seconded by Aimee Guthinger,

**Roll Call Vote:**

Steven Costello - aye

Mary Barry - aye

Stephen Robichaud - aye

Aimee Guthinger - aye

Bob Twiss - aye

Unanimously voted to approve all.

Chair Steven Costello thanks Aimee Guthinger for her service to the Planning Board, as this is her last meeting.

**Matters Not Reasonably Anticipated by the Chair**

**Correspondence**

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

**Approval of Minutes**

June 14, 2021, draft minutes

Chair Steven Costello entertains a motion to approve the draft minutes of June 14, 2021, moved by Aimee Guthinger, seconded by Bob Twiss,

**Roll Call Vote**

Steven Costello - aye

Mary Barry - aye

Stephen Robichaud - aye

Aimee Guthinger - aye

Bob Twiss - aye

**Future Meetings:** July 12, and July 26, 2021, @ 7:00 p.m.

Mary Barry asks if meetings will be in person or remote?

Chair Steven Costello replies that since Town Council (TC) has chosen to essentially remain remote until a hybrid, we have decided to remain with what TC is doing, hoping to do hybrid. We have had good participation

Kate Maldonado explains that the Governor did sign into law legislation to go back to remote. Town Council and Town in general is suggesting to remain with remote meetings due to more participation. Are working on hybrid options. Not sure if this will be possible as of yet. Time being promoting remote because of the higher participation.

**Adjournment**

**Chair Steven Costello entertains a motion to adjourn, moved by Mary Barry, seconded by Aimee Guthinger,**

**Roll Call Vote:**

**Steven Costello - aye**

**Mary Barry - aye**

**Stephen Robichaud - aye**

**Aimee Guthinger - aye**

**Bob Twiss - aye**

The meeting adjourned at 7:22 p.m.

Respectfully Submitted

Karen Herrand, Principal Assistant, Planning & Development

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

**List of Exhibit Documents**

**Exhibit A - Approval Not Required Plan - Joseph H. & Barbara M. Brooksbank 56 & 60 Harrison Rd., Centerville – Plan**