



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Board Members

Steven Costello – Chair Stephen Robichaud – Vice Chair Mary Barry - Clerk Robert Twiss Michael Mecenas Raymond Sexton Tim O’Neill

Mathew Levesque – Town Council Liaison

Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director

Kaitlyn Maldonado, Assistant Director

James Kupfer, AICP, Senior Planner

Karen Herrand – Principal Assistant - karen.herrand@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes July 11, 2022

Steven Costello – Chairman	Present
Stephen Robichaud – Vice Chairman	Present
Mary Barry – Clerk	Present
Robert Twiss	Absent
Michael Mecenas	Absent
Raymond Sexton	Present
Tim O’Neill	Present

Also in attendance via remote participation were Planning & Development Staff; Kate Maldonado, Assistant Director, James Kupfer, Senior Planner, and Karen Herrand, Principal Assistant.

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://townofbarnstable-us.zoom.us/j/83965623965>

Phone: 888 475 4499 US Toll-free

Meeting ID: 839 6562 3965

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely 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

Attendance Roll Call

Tim O'Neill

Ray Sexton

Mary Barry

Stephen Robichaud

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 general public comment. None.

Approval Not Required:

Janet Holian, Trustee Holian Family Trust has submitted a request for an approval not required for the plan entitled "Plan Showing Lot Division at 250 Windswept Way Barnstable (Oyster Harbors) MA" dated June 16, 2022, prepared for Holian Family Realty Trust. (Majority of Full Board)

Chair Seven Costello states some changes made.

Attorney Michael Ford, representing Holian Family Trust in attendance. Similar versions have been before this Board twice. Shape factor. Went to Zoning Board of Appeals (ZBA) for this. Discovered a way to change the common boundary lines and help with the shape factor issue. The plan is in compliance with ZBA ordinance/zoning. Adequate access. Lots A, B, C and D are all one lot, creating buildable lot. Sunset point has been taken out. Noted on the plan which are unbuildable lots.

Ray Sexton directs to Staff, update on this.

Jim Kupfer replies. Reviewed the way for adequate access. Three homes beyond this have access. Proper frontage and lot area.

Chair Steven Costello entertains a motion to approve, moved by Ray Sexton to endorse the plan entitled, Plan Showing Lot Division at 250 Windswept Way, Barnstable (Oyster Harbors) MA" prepared for Holian Family Realty Trust, drawn and stamped by Richard R. L'Heurex, P.L.S. of CapeSurv dated June 16, 2022, as an Approval Not Required Plan, seconded by Mary Barry,

Roll Call Vote:

Steven Costello - aye

Stephen Robichaud - aye

Mary Barry - aye

Ray Sexton - aye

Tim O'Neill - aye

Subdivisions:

Pilots Way, Sub. No. 288, Modification of Definitive Subdivision, Deacon Crocker, Trustee seeks to amend the approved Definitive Subdivision plan, #288, as required by the existing covenant and plan in order to modify the roadway known as Pilots Way. (Majority of Full Board) *continued from April 25, 2022, May 9, 2022, May 23, 2022, and June 27, 2022*

Chair Steven Costello states that the Board did receive some correspondence – previous Fire representatives/letters. There is no mention of the fire hydrant that is the outstanding issue. Width of the road. Anything new/changed in terms of the fire hydrant?

Deacon Crocker in attendance. Chief wrote in May 2012, that was a request to give any input or concerns at the time. This was response from him and no mention of the fire hydrant, which this has only come up recently. Letter in 2001 as well. Was discussion stating didn't need a hydrant. Has well on lot, so wasn't going to require fire hydrant. Only after meeting with Gordon Starr did this come up and the need for a hydrant. Wants the Board to know and be clear.

Deputy Chief Beal in attendance. They are not changing their information on.

Chair Steven Costello, in terms of code re fire safety, does that still hold up/position on?

Deputy Chief Beal, yes, correct.

Chair Steven Costello asks if Board votes no can Applicant re apply in two years or withdraw without prejudice? Options for.

Dean Crocker directs to Deputy Chief Beal. Previous Chief's opinion and what about hydrant issue with him, why changed after all agreed previous that did not need a fire hydrant?

Deputy Chief Beal, not privy to conversations that had with Deacon, had nothing to do with this. Met with Deacon and Chief and discussed turn around and location of a hydrant. Cannot speak for anyone else in the Department.

Dean Crocker, existing turn around. Chief Pulsifer asked for specs for. New turnaround. Emailed the Town the specs today, hoping Board had time to review. Please take into consideration. Not willing to put in another turn around, current is fine.

Chair Steven Costello, suggests/should withdraw and resubmit. Reconfirm with fire dept. about the turnaround.

Dean Crocker states that he will seek a different legal route.

Chair Steven Costello confirms that Applicant will withdraw without prejudice, motion made by Mary Barry, to accept the request to withdraw the Pilots Way, Subdivision No. 288, Modification of Definitive Subdivision without prejudice, seconded by Tim O'Neill,

Roll Call Vote:

Steven Costello - aye

Stephen Robichaud - aye

Mary Barry - aye

Ray Sexton - aye

Tim O'Neill - aye

Staff Updates

Local Comprehensive Plan

Kate Maldonado updates the Board. LCP meeting was a meet and greet. Objective of this plan and overview of structure of what the plan will be. Assignment to look at draft schedule/outreach for next steps. Coordination dates for monthly meetings.

Mary Barry will monthly meetings be at Hyannis Town Hall?
Chair Steven Costello replies, yes. Also live broadcast.

Annual Elections

Chair Steven Costello would like to nominate Stephen Robichaud for Chair, Bob Twiss for Vice Chair and Tim O'Neill for Clerk, seconded by Ray Sexton,

Roll Call Vote:

**Steven Costello - aye
Stephen Robichaud - aye
Mary Barry - aye
Ray Sexton - aye
Tim O'Neill - aye**

Discussion regarding reappointments and timing of.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

June 27, 2022, draft minutes

Chair Steven Costello entertains a motion to approve draft minutes of June 27, 2022, moved by Stephen Robichaud, seconded by Mary Barry,

Roll Call Vote:

**Steven Costello - aye
Stephen Robichaud - aye
Mary Barry - aye
Ray Sexton - aye
Tim O'Neill - aye**

Future Meetings: July 25 and August 8, 2022, @ 7:00 p.m. *These will be In Person meetings*

Adjournment

Chair Steven Costello entertains a motion to adjourn, moved by Mary Barry, Seconded by Stephen Robichaud,

Roll Call Vote:

**Steven Costello - aye
Stephen Robichaud - aye
Mary Barry - aye
Ray Sexton - aye
Tim O'Neill - aye**

The meeting adjourned at 7:30 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>