



**Town of Barnstable**  
**Growth Management Department**  
200 & 367 Main Street, Hyannis, Massachusetts 02601  
Tel: (508) 862-4679 Fax: (508) 862-4725  
[www.town.barnstable.ma.us](http://www.town.barnstable.ma.us)



JoAnne Buntich, Director

## **PLANNING BOARD AGENDA FOR JANUARY 25, 2010**

**7:00 PM Call Meeting to Order - Hearing Room, 2<sup>nd</sup> Floor, 367 Main Street, Hyannis**

**APPROVAL NOT REQUIRED PLANS** - None received.

**SECURITY AND LOT RELEASE REQUESTS** (Continued from January 11, 2010)  
Request for release of lots and security for 85 and 87 Acre Hill Road, Barnstable, MA.

### **7:00 p.m. PUBLIC HEARINGS FOR ZONING AMENDMENTS:**

#### **Zoning Amendment - Barnstable Village - VB-A, Village Business A Zoning District Amendment and MB-B, Marine Business B District - Use Limitation and Corporate Branding Prohibition.**

Section 1 proposes to amend the Zoning Ordinance, Article III District Regulations, Section 240-24.E Village Business A Zoning District to incorporate a Use Limitation and Corporate Branding Prohibition for the Barnstable Village Business A Zoning District only. The Use Limitation restricts retail, lodging, restaurants and take out food establishments to businesses that do not require standardized services and merchandise identical to more than eight (8) other businesses and prohibits drive-up windows and drive-through facilities. The Corporate Branding Prohibition limits the use of exterior features that are standardized to identify a particular business chain or corporation. The intent of the amendment is to restrict "Formula Businesses" from the district and discourage architectural and design elements that are not constant with the area.

Section 2 proposes to amend the Zoning Ordinance, Article III District Regulations, Section 240-23 MB-B Marine Business B District to incorporate the Use Limitation and Corporate Branding Prohibition as described above for the Barnstable Village Marine Business District only.

#### **Zoning Amendment - Hyannis Village Zoning Districts - OM Office Multifamily Residential District to add Office, Dental or Medical to the list of Permitted Principal Uses**

Section 1 proposes to amend the Zoning Ordinance, Article III District Regulations, Section 240-24.1.6.A.1 Office Multifamily Residential District, Permitted Principal Uses by adding subsection (j) to state "Office, dental or medical". The intent of this amendment is to allow dental or medical offices to the list of uses allowed as-of-right within the district.

Section 2 proposes to amend the Zoning Ordinance, Article III District Regulations, Section 240-24.1.12 Definitions Applicable to the Hyannis Zoning Districts by adding a new definition titled "Office, Dental or Medical". The definition refines the health care services permitted, requires services to be by appointment only, and limits the hours of operation and allows merchandise to be sold only as accessory to the dental medical use.

Section 3 proposes to amend the Zoning Ordinance, Article III District Regulations, Section 240-24.1.12 Definitions Applicable to the Hyannis Zoning Districts "Clinic, Medical or Dental" by removing the limitation on fabricating related to medical and dental clinics within the Hyannis Zoning Districts.

**Zoning Amendment - Expansion of the HB, Highway Business Zoning District Along Route 132 in Centerville by Rezoning from Residence D-1 to Highway Business**

This amendment proposes to rezone from Residence D-1 to Highway Business the first 300-feet abutting Iyannough Road (Route 132) of a lot commonly addressed 1575 Iyannough Road, Centerville, MA (Assessor's Map 253, Parcel 019). The proposed expansion of the Highway Business zone is shown on maps entitled "Proposed Amendment to the Town Zoning Map Expanding the Highway Business District" dated December 17, 2009 as prepared by the Town of Barnstable GIS Unit and consisting of The Index Sheet, Barnstable Sheet 1 of 7, Hyannis Sheet 3 of 7 and Centerville Sheet 4 of 7.

**SUBDIVISIONS** – None received.

**OTHER BUSINESS**

Acceptance of draft Planning Board minutes.

**REPORTS**

Local Planning Committee - Vote to Submit LCP to Town Council  
Planning Board Zoning Discussions

**CORRESPONDENCE RECEIVED**

Chapter 91 License Application has been received to enlarge existing float on existing licensed dock for recreational boating 51 Ship's Eagle Lane, Osterville, MA in Centerville River.

**FUTURE MEETINGS**

Regularly scheduled Planning Board meetings 7:00 p.m.: February 8 & 22 and March 8, 2010.