



**Town of Barnstable  
Planning Board  
Agenda  
May 9, 2011**

The following hearings will be held at Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2<sup>nd</sup> Floor.

Meeting notice previously filed with Town Clerk  
Revised as of 04-29-11

**Approval Not Required Plans:**

**Security and Lot Release Requests:** - None at this time

**Subdivisions:** - None at this time

**Special Permit Applications:**

**7:00 pm      Special Permit 2011-06 - New      Caffé Gelato Bertini - Hardship Location Sign**

Filed: April 13, 2011      No Extension on File      Decision Due August 5, 2011

Caffé Gelato Bertini has applied for a special permit for hardship location signage to be located in front of 20R Pearl Street, Hyannis, shown on Assessor's Map 326 as Parcel 015. This application is being submitted to the Planning Board pursuant to Section 240-71(E)(4) Signs Hyannis Village Business District, Hardship Location Sign.

**7:00 pm      Continued Special Permit App. No. 2011-01      Lyndon Paul Lorusso Charitable Foundation**

**The Village at Barnstable Continuing Care Retirement Community**

Filed: November 24, 2010 (90 Day Extension)      Decision Due July 8, 2011

Opened: January 10, 2011 continued to January 24, 2011, February 14, 2011, April 11, 2011, April 25, 2011, and to May 9, 2011

Continued for review and discussion of Draft Decision

Member Assigned: Raymond B. Lang, Matthew K. Teague, Paul R. Curley, Felicia R. Penn, David P. Munsell, and Patrick Princi (exercised the Mullin Rule).

The Lyndon Paul Lorusso Charitable Foundation of 2002 has filed Special Permit Application No. 2011-01 pursuant to Section 240-29 SCCRCOD Senior Continuing Care Retirement Community Overlay District. Applicant seeks to develop "The Village at Barnstable" a continuing care retirement community situated on 25.9 acres adjacent to Communications Way, Barnstable, consisting of 340 units of independent and assisted living; and a 60-bed skilled nursing facility together with a Commons (amenities) Building for a total of 6 buildings. The inclusionary affordable component is to be constructed off-site (see Special Permit 2011-02 notice below). The property is commonly addressed 265, 226, 200,

191, 175, 180, 160, 145, 125, and 0 Communication Way, Barnstable, MA, and is located as shown on Assessor's Map 314 as parcels 044, 045, 038, 046, 047, 037, 036, 048, 049, and Map 315, Parcel 042. The subject property is zoned IND – Industrial Zoning District/SCCRCOD and WP Overlay Districts.

**7:00 pm**      **Continued Special Permit App. No. 2011-02**      **Lyndon Paul Lorusso Charitable Foundation**

**Lyndon Court Multifamily Affordable Housing**

Filed: November 24, 2010 (90 Day Extension)    Decision Due July 8, 2011

Opened: January 10, 2011 continued to January 24, 2011, February 14, 2011, April 11, 2011, and to April 25, 2011, and to May 9, 2011

Continued for review and discussion of Draft Decision

Member Assigned: Raymond B. Lang, Matthew K. Teague, Paul R. Curley, Patrick Princi, Felicia R. Penn, David P. Munsell, and Cheryl A. Bartlett (to exercise the Mullin Rule)

The Lyndon Paul Lorusso Charitable Foundation of 2002 has filed Special Permit Application No. 2011-02 pursuant to Section 240-16.1 Multifamily Affordable Housing (MAH) Residential District as the affordable component for the continuing care retirement community "Village at Barnstable" (see Special Permit 2011-01 notice above). The Applicant seeks to redevelop and convert the former Whitehall Manor Nursing Home to 21 one-bedroom affordable units and 21 two-bedroom affordable units for a total of 42 multifamily affordable units. The property is commonly addressed 850 Falmouth Road (Route 28), Hyannis, MA, and is located as shown on Assessor's Map 250, as Parcel 036. The subject property is zoned MAH Residential and GP Overlay District.

**Correspondence Received:**    None

**Future Meetings:**

Regularly Scheduled Planning Board Meetings 7:00 p.m. May 23 and June 13 & 27, 2011.