



Town of Barnstable Planning Board



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Board Members

Raymond B. Lang, Chair Mary Barry, Vice Chair David Munsell, Clerk Paul R. Curley Stephen Helman Mark R. Ferro Steven Costello
Town Council Liaison – John T. Norman

Growth Management Staff

Elizabeth Jenkins, Regulatory Review/Design Planner - Elizabeth.jenkins@town.barnstable.ma.us
Anna Brigham, Principal Planner – anna.brigham@town.barnstable.ma.us
Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AGENDA

November 28, 2016

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor at 7:00 p.m.
Meeting notice previously filed with Town Clerk

Call to Order: Introduction of Board Members and Staff Members

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.

Subdivisions:

Lot Releases

Subdivision 367 – 53, 71, 87, and 99 Hi River Road, Marstons Mills – Map 060 Parcels 033,034, 035, 036

Request from Attorney Mark Boudreau received for release of covenant for Lots 5, 6, 7, and 8, on a plan recorded at Book 305 Page 79-81.

Staff Report, Request, and associated documents enclosed

Special Permits:

Special Permit No. 2016-003 - R.F. & R.M., LLP

Application No. 2016-003 has been submitted by R.F. & R.M., LLP for "0" Engine House Road, Hyannis Map 328, Parcel 241, under Section 240-24.1.9.B. (1) for a pay to park parking lot with 117 parking spaces which includes grading of existing pervious parking area, placement of parking kiosk machine, protective bollards, curb stops, signage, and landscape buffer. The subject lot is 58,569 square feet in area and is located in the Transportation Hub District (TD) and Wellhead Protection Overlay District (WP). *Continued from August 22, September 12, October 24, and November 14, 2016. Members hearing this application are Raymond Lang, Mary Barry, Paul Curley, Stephen Helman, David Munsell, and Mark Ferro.*

Special Permit No. 2016-004 - Dunrovin, LLC

The applicant is Dunrovin, LLC. The subject property is addressed 27-31 Crocker Street, Hyannis, MA and is shown on Assessor's Map 327 as Parcel 188. It is in the Medical Services (MS) Zoning District. The applicant seeks a Special Permit pursuant to Section 240-24.1.4.B(2) and also seeks to modify Special Permit No. 1988-28. The proposal is to divide the existing front four-bedroom dwelling into two, two-bedroom apartments designated as workforce housing units. The four existing units in the rear are proposed to be rented without income restrictions. Accordingly, the applicant seeks to modify Special Permit No. 1988-28; specifically, conditions No. 4 & 5 which limited the front building to single-family use and required the applicant work to provide all units as affordable housing units. *Continued from November 14, 2016. Members hearing this application are Raymond Lang, Mary Barry, Paul Curley, Stephen Helman, David Munsell and Steven Costello. Updated Staff Report and Memorandum from Arden Cadrin dated November 22, 2016, enclosed*

Matters Not Reasonably Anticipated by the Chair:

Correspondence

(Any Member wishing a copy please contact the office)

Cape Cod Commission Decision dated November 15, 2016, Old Falmouth Rd., Marstons Mills
Solar Project

Future Meetings: Regularly Scheduled Meetings: December 12, 2016, January 9, 2017 @ 7:00 PM.

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Board may go into executive session. The Board may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Planning Board, Growth Management Department, 200 Main Street, Hyannis, MA.