



# Town of Barnstable Planning Board

[www.town.barnstable.ma.us/Planning Board](http://www.town.barnstable.ma.us/Planning Board)



## 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](mailto:Elizabeth.jenkins@town.barnstable.ma.us)  
Anna Brigham, Principal Planner - [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
Karen Herrand, Principal Assistant - [karen.herrand@town.barnstable.ma.us](mailto:karen.herrand@town.barnstable.ma.us)

## AGENDA

**December 12, 2016**

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2<sup>nd</sup> 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.

### **Comprehensive Planning:**

#### **GMSPOD Workshop**

The Ground-Mounted Solar Photovoltaic Overlay District (GMSPOD) allows for large-scale (>250kW) ground-mounted solar installations as a by-right land use, subject to compliance with the standards set forth by the ordinance. In order to comprehensively evaluate the need for updates to the GMSPOD, the Town invites all five water districts to a conversation about potential interest in developing water district property with large-scale solar installations. *Summary enclosed*

### **Approval Not Required Plans:**

#### **Mamlock/Ward**

A plan of land entitled "Plan of Land in West Barnstable, MA prepared for John Mamlock / Jeffrey Ward" dated November 29, 2016 has been submitted to the Board for endorsement as an Approval Not Required (ANR) plan. The subject properties are 200 & 224 High Street and 21, 39 & 0 Isabel Lane as shown on Assessor's Map 111 as Parcel 030; Map 134 as Parcels 001-001, 023-001, 023-002, 023-003. *Staff Report, Application, Plan and Associated documents enclosed*

### **Special Permits:**

#### **Special Permit No. 2016-002 - David Colombo, Olive Oil Trust**

Special Permit Application No. 2016-02 - David Colombo, 159 Ocean Street, Hyannis, Black Cat Harbor Shack Map/Par 326/039 – Proposal for: New roof deck, stairs and vertical lift located within front yard setback and reduction of required parking for an additional 23 seats. *Continued from May 23, 2016, and September 26, 2016.*  
> *Request to Withdraw from Attorney Dan Creedon via email dated October 17, 2016, enclosed.*

#### **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, November 14, 2016, and November 28, 2016. Members hearing this application are Raymond Lang, Mary Barry, Paul Curley, Stephen Helman, David Munsell, and Mark Ferro. Staff Report and Draft Suggested Findings and Conditions enclosed.*

**Matters Not Reasonably Anticipated by the Chair:**

**Correspondence**

*(Any Member wishing a copy please contact the office)*

**Future Meetings:** Regularly Scheduled Meetings: January 9 and 23<sup>rd</sup>, 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.