



# 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    Steven Costello    Fred LaSelva  
Town Council Liaison – John T. Norman

## Planning & Development Staff

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## AGENDA

**June 26, 2017**

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.

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

**951 Old Stage Road, Centerville**, Mark Cabral & Christa Cabral, Map 172 Parcels 005-001 & 005-002. Plan entitled "Plan of Land at #951 Old Stage Road & #71 Washington Bursley Way Centerville, MA prepared for Mark Cabral et al, dated March 27, 2017" drawn by Down Cape Engineering, inc. Reconfiguration of the lots as shown on a plan previously endorsed. *Copy of staff report, plan, and associated documents enclosed.*

### **Subdivisions:**

**Subdivision No. 825 - Modification of Subdivision Nos. 536 & 431/Road Rescission  
74 Summerbell Ave. Centerville**

**Applicant: John & Sheree Kay with Christian Camp Meeting Association**

The plan for this subdivision modification is entitled "Definitive Plan of 74 Summerbell Avenue, Centerville, MA prepared for John & Sheree Kay" dated February 21, 2017. The subject property is shown on Assessors Map 226 as Parcel 064. This is a request to rescind a portion of Spring Avenue. *Staff Report, Application, Plan and associated documents enclosed*

### **Special Permits:**

**Special Permit Application No. 2017-003 – Modification to Zoning Board of Appeals (ZBA)  
Appeal/Decision No. 2005-48 and 2001-107, of ZBA Special Permit No. 1994-56**

259 North Street LLC/Stuart Bornstein seek to modify ZBA Decision No. 2005-48, to remove the commercial use restriction, and allow for residential apartments, 14 units. The subject property is addressed 259 North Street, Hyannis, MA and is shown on Assessor's Map 308 Parcel 073.02. Property is located in the HVB District – Hyannis Village Business District. *Staff Report, Application, Plan and associated documents enclosed*

**Regulatory Agreements (Continued Hearings):**

**Application No. 2017-01**

**Shoestring Properties, LLC**

Shoestring Properties, LLC seeks to enter into a Regulatory Agreement with the Town of Barnstable to redevelop the properties 110 School Street and 53 South Street, Hyannis. The properties are shown on Assessor's Map 326 as Parcels 121 and 125. They are zoned HD – Harbor District. The Applicant proposes to demolish all existing improvements and construct a multi-family residential condominium complex consisting of 33 market rate units in nine buildings. Parking will be located in underground garages, with street-level guest parking. Proposed accessory improvements include a fountain area, swimming pool with pool deck, courtyard area and trash sheds. The Applicant seeks multiple waivers from the zoning ordinance and general ordinances. *Continued from February 13, 2017, March 13, April 24, 2017, May 22, 2017, and June 26, 2017.*

**Application No. 2017-02**

**Rockland Trust Company**

Rockland Trust Company seeks to enter into a Regulatory Agreement with the Town of Barnstable to use the existing structure at 765 Main Street, Hyannis as a branch bank with drive through. The property is shown on Assessor's Map 290 as Parcel 098. It is zoned OM. The Applicant proposes to renovate the existing building, reconfigure the parking to eliminate the spaces that back out into the street, and upgrade landscaped areas and the stormwater system. *Continued from June 12, 2017*

**Approval of Minutes:** June 27, 2016, August 8, 2016

**Election of Officers:** Election of Chair, Vice Chair and Clerk

**Correspondence:**

Cape Cod Commission Notice of Hearing – Eco-Site Wireless Communication Facility – 270 Quaker Meetinghouse Rd, East Sandwich

Cape Cod Commission Notice of Hearing – Minor Modification to Rose Motel-Lakeside Commons Project

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

**Future Meetings:** Regularly Scheduled Meetings: July 10 and July 24, 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.