



Town of Barnstable Planning Board

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Board Members

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AGENDA

February 13, 2017

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.

Approval Not Required Plans:

Lyndon Paul Lorusso Charitable Foundation of 2002

An Approval Not Required Plan entitled "Approval Not Required Plan of Land at Communication Way in Barnstable Massachusetts (Barnstable County)" has been submitted by Edward Pesce of JC Engineering, Inc. stamped by John L. Churchill, Jr., P.L.S., dated January 11, 2017, for Lyndon Paul Lorusso Charitable Foundation of 2002 for 56 Communication Way, Lot 33, 35.1 & 35.2, Map 315 Parcel 040. Divide one lot into two new lots. *Staff Report, Application, Plan and Associated Documents enclosed.*

Kathleen M. Galton, Trustee of The Beatrice E. Galton Realty Trust

An Approval Not Required Plan entitled "Approval Not Required Plan Being a Subdivision of Lot 180 & Lot 181 Land Court Plan 5725-65, prepared for Kathleen M. Galton, Trustee of The Beatrice E. Galton Realty Trust, 125 Ice Valley Road, Barnstable Ma", has been submitted by Baxter Nye Engineering & Surveying, stamped by Shane M. Mallon, professional Land Surveyor. *Staff Report, Application, Plan and Associated Documents enclosed.*

Independence Park, Inc.

An Approval Not Required Plan entitled "Approval Not Required Plan of Land of #211 South Flint Rock Road, Hyannis, MA" has been submitted and stamped by Daniel Ojala of Down Cape Engineering, Inc., dated January 10, 2017, for Independence Park Inc. for 211 South Flint Rock Road, Hyannis, MA, Map 314 Parcel 001. *Staff Report, Application, Plan and Associated Documents enclosed.*

One Village Market Place, LLC

An Approval Not Required Plan entitled "Approval Not Required Plan of Land of #185 and #223 Stevens Street, Hyannis, MA" has been submitted and stamped by Daniel Ojala of Down Cape Engineering, Inc., dated December 19, 2016, for One Village Market Place, LLC for #185 and #223 Stevens Street, Hyannis, MA, Map 308 Parcels 025 and 258. *Staff Report, Application, Plan and Associated Documents enclosed.*

Zoning Amendments:

The purpose of this hearing is to take comment on the proposed zoning map amendment to include two parcels, 023-023 and 038-004, in the Ground Mounted Solar Photovoltaic Overlay District. The properties are addressed 200 Sampsons Mill Road and 414 Main Street, Cotuit. This amendment was referred to the Planning Board for a public hearing by Town Council Item No. 2017-051. *Copy of amendment summary and plans enclosed.*

Subdivisions:

Continued Business

Road Rescission – Sub Nos. 362 & 658 Offshoot Rd

Beach Point, LLC has requested to modify Subdivision Nos. 362 & 658. The request is to rescind the southerly end of Offshoot Road and incorporate the road layout into Lot 12 of the subdivision. The plan for this subdivision modification is entitled “Definitive Plan of #127 & #133 Maushop Avenue and Modification of Offshoot Road, Barnstable, MA” prepared for Beach Point, LLC, dated October 23, 2016. The subject properties are shown on Assessors Map 278 as Parcels 046-002 & 046-003. *Continued from January 9, 2017, and from January 23, 2017 –copy of revised plan enclosed.*

Rescission of Subdivision No. 75 329 and 329A Main Street, Centerville - Childs

Anastasia M. Rogers, Trustee of The Childs Family Irrevocable Trust, have requested to rescind Subdivision No. 75, a plan entitled “Subdivision Plan Land in Centerville, MASS, belonging to Richard W. Childs, dated April 25, 1966, Nelson Bearse – Richard Law, Surveyors, Centerville MASS”. The request is to rescind as the plan was never recorded. The subject properties are 329 and 329A Main Street, (323 Main St.) Centerville, Massachusetts as shown on Assessor’s Map 208 as Parcel 116. *Copy of Form D request and associated documents enclosed.*

75 Elliott Road – Request for Lot Release - Sub No. 300

Request received from Attorney Peter Kyburg to Release Covenant on Lot 2A, of Subdivision No. 300, 75 Elliott Road, Assessor’s Map 248/284. *Copy of Staff Report, request, covenant, plan and associated documents enclosed*

Regulatory Agreements:

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 January 9, 2017, copies of correspondence received enclosed.*

Matters Not Reasonably Anticipated by the Chair:

Correspondence

(Any Member wishing a copy please contact the office)

Chapter 91 Notice – 346 Holly Point Rd., Centerville – Fowler – seasonal dock and ramp

Chapter 91 Notice – 10 Nye’s Neck Rd., Centerville – Herman – pier/dock

Chapter 91 Notice – 111 Pond View Drive, Centerville – Walsh - pier

Future Meetings:

Regularly Scheduled Meetings: February 27 & March 13, 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.