



Planning Board



Town of Barnstable

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

Board Members

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

Growth Management Staff

Elizabeth Jenkins, AICP, Director - 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

June 12, 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

Thomas E. Driscoll - 900 Phinneys Lane, Centerville – Map 251 Parcel 104-H00 and T00 has submitted a plan entitled “Proposed 3 Lot Subdivision (Form A – Approval Not Required), 900 Phinney’s Lane in Hyannis, (Barnstable) Massachusetts, dated October 22, 2016” drawn by Matthew C. Costa, P.L.S., Cape & Islands Engineering, Inc. *Continued from April 24, May 8, 2017, and June 12, 2017. Copy staff report, plan, letter from Attorney Peter Freeman enclosing second DPW Road Open Permit*

Lyndon Paul Lorusso Charitable Foundation of 2002, Mark Thompson, Trustee – Maps 314 & 315 Parcels 036, 037, 038, 042 044, 045, 046, 047, 048 & 049 (10 lots) Communication Way and Independence Drive, has submitted a plan entitled “Approval Not Required Plan of Land at Communication Way in Barnstable Massachusetts (Barnstable County)” prepared by JC Engineering, Inc, stamped by John L. Churchill, JR. P.L.S. and dated May 12, 2017. This is a request to consolidate 10 existing lots into 3 new lots. *Copy of staff report, application, plan and associated documents enclosed*

Special Permits

Special Permit No. 2017-002 - Modification to Special Permit No. 2015-003 – Wayne Kurker, Trustee – 232 Main Street, Hyannis

Wayne Kurker, Trustee of 232 Main Street Realty Trust seeks to modify Special Permit No. 2015-003, granted pursuant to Section 240-24.1.3.HVB, Hyannis Village Business District, (B) Special Permits, (1) Parking facilities, to allow for an increase in parking spaces from 77 to 106, 29 additional paid public parking spaces to be utilized within the existing paid parking lot at 232 Main Street, Hyannis. The subject property is addressed 232 Main Street, Hyannis, MA and is shown on Assessor’s Map 327 as Parcel 160. Property is located in the HVB - Hyannis Village Business District with a portion of the property located in the WP Wellhead Protection Overlay District. *Copy of application, plan, and associated documents enclosed*

Regulatory Agreements

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.

Copy of summary staff memo, application, plans and associated documents enclosed

Other Business

Offshoot Road Modification – No. 362 & 658 - Beach Point, LLC

Plan Endorsement & Development Agreement signature

Correspondence

Chapter 91 Application - 178 Bridge St., Osterville – E.M. Crosby – concrete boat ramp, timber pier and ramp/float

Matters Not Reasonably Anticipated by the Chair

Future Meetings: Regularly Scheduled Meetings: June 26 and July 10, 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.