



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

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February 26, 2018

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Selectman's Conference 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:

Application for an Approval Not Required Plan entitled "Approval Not Required Plan of Land – 1520 Iyannough Road & 1582 Iyannough Rd, Hyannis, MA", dated February 16, 2018, prepared for The Cape Cod Five Cents Savings Bank, prepared by Shane M. Mallon, PLS. *Copy of the plan, application and associated documents enclosed.*

Application for an Approval Not Required Plan entitled "Approval Not Required Being a Subdivision of Lot 69 & 70 Land Court Plan 11542-10", for 166 & 172 Peppercorn Lane, Cotuit, MA, dated February 8, 2018, prepared for Dunhill Development, by Shane M. Mallon, PLS. *Copy of plan, application and associated documents enclosed.*

2018 Downtown Hyannis Growth Incentive Zone

The Town of Barnstable Planning Board will hold a public hearing on a revised draft of the Downtown Hyannis Growth Incentive Zone application.

The Town is seeking to designate the Downtown Hyannis Growth Incentive Zone (GIZ) pursuant to the Cape Cod Commission Act and Chapter G of the Cape Cod Commission regulations. A revised draft of the proposed GIZ application is available for viewing at the Planning & Development Department Offices at the 3rd Floor of Town Hall and at 200 Main Street or online at www.townofbarnstable.us/PlanningandDevelopment/2018giz. The Planning Board will accept public testimony on the application at the hearing; or comments may be submitted to the Planning Board at 200 Main Street, Hyannis.

The Downtown Hyannis Growth Incentive Zone (GIZ) was approved by the Cape Cod Commission by decision dated April 6, 2006, as authorized by Barnstable County Ordinance 2005-13, Chapter G, Growth Incentive Zone Regulations of the Cape Cod Commission Regulations of General Application; as extended by an Agreement to Extend Town of Barnstable Downtown Hyannis Growth Incentive Zone to October 6, 2017 between the Cape Cod Commission and the Town of Barnstable executed on December

14, 2015 and as further extended by a second Agreement to Extend to April 4, 2018 between the Cape Cod Commission and the Town of Barnstable executed on October 6, 2017.

Regulatory Agreements:

Housing Assistance Corporation seeks to enter into a Regulatory Agreement with the Town of Barnstable to construct three residential structures with a total of eight units with a total floor area of 6,564 square feet, at 57 Ridgewood Avenue, Hyannis. The property is zoned SF – Single Family Residential District and is shown on Assessor’s Map 328 as Parcel 091. The Applicant proposes to construct two (2) two-bedroom units and six (6) one-bedroom units. Two of the one-bedroom units will be affordable units for households with income at or below 80% of Area Median Income and the remaining six will be market rate. An existing deteriorated foundation on the site will be removed.

Continued from February 12, 2018.

Zoning Amendments:

Proposed Zoning Amendment: TC Item No. 2018-053

Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning to Revise Regulations for Family Apartments. The proposed amendments would: remove year-round occupancy requirements; revise what size apartments require review by the Zoning Board of Appeals; allow for detached family apartments by variance; and allow expanded options related to removal of an apartment. *Copies of TC Order and Rationale; existing family apartment regulations enclosed.*

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: Regularly Scheduled Meetings: March 12 and March 26, 2018, @ 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, Planning & Development Department, 200 Main Street, Hyannis, MA.