



Town of Barnstable Planning Board



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Board Members

Steven Costello, Chair Jeffrey Swartz, Vice Chair Patrick Foran, Clerk Marry Barry Walter Watson Stephen Robichaud
Town Council Liaison – Mathew Levesque

Planning & Development Dept. Staff

Elizabeth Jenkins, AICP, Director - elizabeth.jenkins@town.barnstable.ma.us
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AGENDA

October 28, 2019

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:

12 Atlantic Avenue, LLC and Attorney Bernard T. Kilroy, 12 Atlantic Avenue, Hyannisport, Map 286 Parcel 007, have submitted a plan entitled “Plan of Land at 12 Atlantic Avenue, Barnstable, Hyannisport MASS, prepared by Richard R. L’Heureux, CapeSurv, for Mannheim Realty, LLC, dated June 28, 2019” for endorsement as an approval not required plan.

Regulatory Agreements:

Regulatory Agreement No. 2019-02 – 268 Stevens Street, Hyannis, Massachusetts, Map 308 Parcel 017 - Laham Management & Leasing, Inc. seeks to enter into a Regulatory Agreement with the Town of Barnstable to develop the former site of an automobile dealership into a carwash with two residential apartments for employees and office space on the second floor. The Regulatory Agreement seeks waivers from the Zoning Ordinance, specifically Section 240-24.1.6 OM Office/Multi-family to allow for a “carwash” use in the OM Zoning District. A carwash is not a permitted use in the OM Zoning District. – *Continued from February 25, 2019; March 25, 2019; April 22, 2019; June 10, 2019, and September 23, 2019.*

Special Permits:

Special Permit No. 2019-06 - Cellco Partnership, d/b/a Verizon Wireless, is applying for a Special Permit in accordance with Section 240-108 – Antennas permitted by Special Permit in all Zoning Districts. The Applicant is proposing to install small wireless equipment on the replaced utility pole located within the Town way of North Street, Hyannis. The utility pole is located adjacent to 65 Sea Street Extension, Hyannis.

Zoning Amendments:

ZA TC Item No. 2020-029 – GMSPOD Map Amendment – Amending the Zoning Map of the Town of Barnstable Massachusetts to Amend and Expand the Ground-Mounted Solar Photovoltaic Overlay District to include 810 Wakeby Road, Marstons Mills, parcels 013004, 013005, and 013052 (also addressed as 0 Sandwich-Barnstable Town Line). *Summary, and map enclosed*

Other Business

Request from the Mashpee Planning Department that the Barnstable Planning Board waive noticing requirements for the following zoning articles: Warrant Article 26 - To amend §174-45.4 – Accessory

Apartments; Warrant Article 27 - To amend §174-25 (A)(8) in the Table of Use Regulations; and Warrant Article 28 - To amend §174-3 Terms Defined.

Approval of Minutes:

September 9, 2019, and September 23, 2019, Draft Minutes

Correspondence:

Chapter 91 Notice – Windmill Cove, Osterville – Maintenance dredging
Chapter 91 Notice of issue – 4 Bay Shore Rd., Hyannis – Filled Tidelands of Lewis Bay
Chapter 91 Notice of Appln – 44 Johnson Ln., Barnstable – Geller – Maintain pier/bulkhead
Chapter 91 Notice of Appln – 94 Waters Edge, Barnstable – Cote – maintain pier
Chapter 91 Notice of Appln – 58 Nyes Point Way, Barnstable – Larsen – maintain pier
Environmental Notification Letter – Cape Cod Rail Trail Extension Phase III rescinded
Chapter 91 Notice of Appln – 24 Bay Rd., Cotuit – Myer – boardwalk, pier, ramp and float
Chapter 91 Notice of Appln – 1 Willow Street (Hyannis Marina) maintenance dredging
Environmental Notification Letter – construction of underground pump – Sandy Neck Barrier Beach System
Dept. of Public Utilities Notice of Public Hearing – Overhead Transmission Line Barn. Switching Station

Request from the Mashpee Planning Department that the Barnstable Planning Board waive noticing requirements for the following zoning articles: Warrant Article 26 - To amend §174-45.4 – Accessory Apartments; Warrant Article 27 - To amend §174-25 (A)(8) in the Table of Use Regulations; and Warrant Article 28 - To amend §174-3 Terms Defined.

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: November 25th and December 9, 2019, @ 7:00 p.m.

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.