



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

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

Planning & Development Dept. Staff

Elizabeth Jenkins, AICP, Director - elizabeth.jenkins@town.barnstable.ma.us
Paul Wackrow, Senior Planner – paul.wackrow@town.barnstable.ma.us
Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AMENDED AGENDA **INCLUDING LINKS TO APPLICATION MATERIALS**

April 13, 2020

Meeting notice previously filed with Town Clerk

In accordance with the Governor's Order Assuring Continued Operation of Essential Services in the Commonwealth, Closing Certain Workplaces, and Prohibiting Gathering of More Than 10 People issued on March 24, 2020 and extended on March 31, the April 13, 2020 public meeting of the Planning Board shall be physically closed to the public to avoid group congregation.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be accessed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>
2. Real-time access to the Planning Board meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Board by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: <https://zoom.us/j/263900840>

Phone: 888 475 4499 US Toll-free - Meeting ID: 263 900 840

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Paul.Wackrow@town.barnstable.ma.us, so that they may be displayed for remote public access viewing.

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.

Regulatory Agreement No. 2019-03 – 451 & 467 Iyannough Rd., and 400 Barnstable Rd., Hyannis, Massachusetts, Map 311 Parcels 082, 081 and 030-001 - Airview LLC seeks to enter into a Regulatory Agreement with the Town of Barnstable to redevelop three parcels with two new retail structures. The development would also include an access easement over property shown on Assessor's Map 311, Parcel 030/001 (400 Barnstable Rd.). It is zoned HG – Hyannis Gateway District; Groundwater Protection Overlay District; and Well Protection Overlay District. *Continued from December 9, 2019, January 13, 2020, February 10, 2020, February 24, 2020, March 9, 2020, March 23, 2020.*

Link to Recent Plan and Regulatory Agreement Draft Updates:

<https://tobshare.town.barnstable.ma.us/link/MR7dOU5IOhUaJrYTSIFM3>

Modification to Subdivision No. 367 – Hi-River Road, Marstons Mills – Arnold O. Johnson has applied to modify subdivision No. 367. The request is to modify the road covenant required by the 1976 subdivision approval in order to allow the release of Lot 8 subject to the installation of a road conforming to applicable Subdivision Rules & Regulations along the length of frontage of Lot 8. The existing covenant is recorded in Book 2365, Page 339 at the Barnstable County Registry of Deeds. The application states the release of Lot 8 would allow the applicant to operate a tree farm on Lots 8, 7, 6, and 5, but would not allow residential construction on any of the said four lots. *Continued from March 23, 2020.*

Link to Application Materials: <https://tobshare.town.barnstable.ma.us/link/2IYi6izDRBq2oyPt8qBelu>

Revision of Development of Regional Impact Thresholds in the Industrial and Services Trade Area

The Town of Barnstable is seeking to revise Development of Regional Impact Thresholds within the Industrial Service and Trade Area, pursuant to Chapter H of the Cape Cod Commission Regulations of General Application. The Cape Cod Commission previously approved revised project thresholds in the mapped Economic Centers and Industrial Service & Trade Areas outside of the Growth Incentive Zone pursuant to Chapter H on April 4, 2019. The Town of Barnstable is seeking to revise the 2019 Chapter H Decision to amend the threshold revision applicable in the Industrial Service and Trade Areas, as mapped in that decision. The request is to allow the revised DRI threshold of 40,000 sq.ft to apply to a third category of land use, wholesale use. The Planning Board will hold a public hearing on the proposed revision of Development of Regional Impact Thresholds on Monday, March 23, 2020 at 7:00 p.m. at Town Hall, James H. Crocker, Jr. Hearing Room, 367 Main Street, Hyannis, MA and may vote to authorize the Town Manager to submit this application subject to Town Council approval. *Continued from March 23, 2020.*

Link to Previous Application Materials:

<https://www.townofbarnstable.us/Departments/planninganddevelopment/pageview.asp?file=Projects\Cape-Cod-Commission-Chapter-H-Application.html&title=Cape%20Cod%20Commission%20Chapter%20H%20Application&exp=Projects>

Scenic Road Application

The Town of Barnstable Department of Public Works and the Tree Warden have submitted an application for a Scenic Road Public Hearing in accordance with MGL Ch. 40, Section 15C, Designation and Improvement of Scenic Roads and Chapter 180, of the General Ordinances of the Code of the Town of Barnstable, Scenic Roads, to remove trees within the layout of Putnam Avenue in Cotuit adjacent to 462, 455, 430, 418, and 374 Putnam Ave; 349, 329, and 291 Little River Road; and 9 Cap'n Isiah Road. Up to 10 trees within the road right-of-way are proposed for removal to accommodate the construction of a biofiltration swale along Putnam Avenue to improve stormwater runoff to the Three Bays.

Link to Application Materials: <https://tobshare.town.barnstable.ma.us/link/uDVXGI6pYASRjyI5un0b4E>

Approval of Minutes:

March 23, 2020, draft minutes

September 25, 2017, October 23, 2017, and November 13, 2017, draft minutes

Upcoming Events/Workshops

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: April 27, 2020, @ 7:00 p.m.

Adjournment

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.