



# Town of Barnstable

# Planning Board



[www.townofbarnstable.us/PlanningBoard](http://www.townofbarnstable.us/PlanningBoard)

#### Board Members

Steven Costello, Chair   Jeffrey Swartz, Vice Chair   Patrick Foran, Clerk   Mary Barry   Stephen Robichaud   Aimee Guthinger   Robert Twiss  
Town Council Liaison – Matthew Levesque

#### Planning & Development Dept. Staff

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Karen Herrand, Principal Assistant - [karen.herrand@town.barnstable.ma.us](mailto:karen.herrand@town.barnstable.ma.us)

## AGENDA

**January 11, 2021**

Meeting notice previously filed with Town Clerk

The Planning Board's Public Hearing will be held at 7:00 p.m. by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

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 viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
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 Planning Board by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: <https://zoom.us/j/93590728000>

Phone: 888 475 4499 US Toll-free   Meeting ID: 935 9072 8000

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 so that they may be displayed for remote public access viewing.

Application materials may be accessed by contacting [Karen.herrand@town.barnstable.ma.us](mailto:Karen.herrand@town.barnstable.ma.us) or calling 508-862-4064.

**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.

#### **Special Permits**

SPECIAL PERMIT NO. 2020-03 – Standard Holdings, LLC, seeks a Special Permit pursuant to Section 240-16.1 C(1) – Multi-family affordable housing development to allow for proposed construction of approximately 70,000 square feet multi-family housing, 53 dwelling units of which 10 will be affordable units. The property is 850 Falmouth Road and 3 Whitehall Way, Hyannis, MA and is shown on Assessor's Map 250 as Parcels 036 and 160. The subject property (850 Falmouth Rd.) is located in the MAH – Multi Family Affordable Housing District and the GP – Ground Water Protection Overlay District. *This Application has been requested to be continued to January 11, 2021. New public notice of the hearing will be provided.*

## **Zoning Amendments**

ZA TC Item No. 2021-058 MAH District– 3 Whitehall Way Proposal to amend the Town of Barnstable Zoning Ordinance by amending Article II, Chapter 240, Section 6, The Zoning Map of the Town of Barnstable to rezone property from the Residence C-1 Zoning District to the Multifamily Affordable Housing Zoning District. The proposed Zoning Map Amendment would expand the MAH District to include the adjoining parcel at 3 Whitehall Way. The prospective developer of the MAH parcel purchased the property and has agreed to deed restrict it from development. The parcel would be utilized for the purpose of calculating density, setbacks, and compliance with open space requirements.

ZA TC Item No. 2021-059 MAH Affordability– Proposal to amend the Town of Barnstable Zoning Ordinance by amending Article III, Chapter 240, Section 16.1, Multifamily Affordable Housing District to modify the required percentage of affordable units and to revise the definition of affordable unit. In addition, this item proposes to amend the Town of Barnstable Zoning Ordinance Article XI, Chapter 240, Section 116 Exemptions to exempt development permitted under the Multifamily Affordable Housing from Growth Management.

## **Matters Not Reasonably Anticipated by the Chair**

### **Correspondence**

Chapter 91 Notice – 65 Short Beach Rd. – Maintenance Dredging – Pinho  
Chapter 91 Notice – 398 East Bay Rd., Ost. – Dock/Pier - Rehnert

### **Approval of Minutes**

December 14, 2020, draft minutes  
July 10, 2017, draft minutes  
July 24, 2017, draft minutes  
May 8, 2017, draft minutes

**Future Meetings:** January 25 and February 8, 2021, @ 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 contacting [Kaitlyn.Maldonado@town.barnstable.ma.us](mailto:Kaitlyn.Maldonado@town.barnstable.ma.us) or calling 508-862-4791.