



# Town of Barnstable Planning Board



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

## Board Members

Steven Costello, Chair    Stephen Robichaud, Vice Chair    Mary Barry, Clerk    Robert Twiss    Michael Mecenas    Raymond Sexton    Tim O'Neill  
Town Council Liaison – Mathew 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)

## AMENDED AGENDA

**June 27, 2022**

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. 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://townofbarnstable-us.zoom.us/j/85338207803>

Phone: 888 475 4499 US Toll-free

Meeting ID: 853 3820 7803

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely 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.

### Public Comment:

#### Subdivisions:

**Pilots Way, Sub. No. 288, Modification of Definitive Subdivision, Deacon Crocker, Trustee** seeks to amend the approved Definitive Subdivision plan, #288, as required by the existing covenant and plan in order to modify the roadway known as Pilots Way. (Majority of Full Board) *continued from April 25, 2022, May 9, 2022 and May 23, 2022* (Click [HERE](#) for materials)

#### Special Permits:

**Seashore Homes, Inc, and Owner, Kindred Realty, LLC** seek to alter and expand the existing medical office building into eight one-bedroom apartments with a first floor office at 63 Main Street, Hyannis, MA 02601. The Applicant has requested a Special Permit pursuant to Section 240-24.1.2, dimensional

relief, requesting a 11.4 front yard setback to the proposed bulkhead where 20 feet is required; and lot coverage in accordance with Section 240-35, by providing 58.2 percent impervious surface where no more than 50 percent is allowed; and 240-24.1.11(A)(4)(a)[4] in accordance with Section 240-56 for parking reduction, by providing 10 parking spaces where 14 are required; and Section 240-24.1.11 parking lot landscaping. Assessors Map 342, Parcel 017, zoned Medical Services and Wellhead Protection Overlay District. The subject property is within the Hyannis Village Zoning Districts (Click [HERE](#) for materials)

### **Staff Updates**

Local Comprehensive Plan

The Planning Board will hear a report on the status of repairs and costs in the Whistleberry Subdivision No. 454 and may vote to approve and accept the report and to take any other action related thereto

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

### **Correspondence**

### **Approval of Minutes**

June 13, 2022, draft minutes (Click [HERE](#) for draft minutes)

**Future Meetings:** July 11, and July 25, 2022, @ 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 by contacting [Karen.Herrand@town.barnstable.ma.us](mailto:Karen.Herrand@town.barnstable.ma.us) or calling 508-862-4064.