

**MINUTES  
TOWN OF BARNSTABLE  
PLANNING BOARD  
December 14, 2009**

A regularly scheduled and duly posted meeting of the Barnstable Planning Board was held on December 14, 2009 at 7:00 p.m. at the New Town Hall, second floor Hearing Room, 367 Main Street, Hyannis, MA.

The meeting was called to order at 7:00 p.m. with the following Members/Staff present:

**PLANNING BOARD MEMBERS**

Felicia Penn ,Chairman  
Raymond Lang, V. Chairman  
Matthew Teague, Clerk  
Paul Curley  
Patrick Princi  
David Munsell

**STAFF**

JoAnne Buntich -Int. Director, Growth Management Dept.  
Steve Seymour - Senior Engineer - Growth Management Dept  
Ellen Swiniarski - Recording Secretary- GMD

**APPROVAL NOT REQUIRED PLANS**

**MITCHELL/WELSH** *The following was read into the record by Matthew Teague, Clerk:*

“Plan of Land in Barnstable, MA” prepared for Owner/Applicant, Douglas S. Mitchell & Christine Welsh, dated August 25, 2009, scale 1”=60’ prepared by Down Cape Engineering, Inc., Yarmouthport, MA, Map 258, Parcels 002-001 & 002-002. Zoning Residence 2C.

Requested addition of existing easement was acknowledged to be shown on the revised plan..

**Motion was duly made by Patrick Princi and seconded by Paul Curley to endorse the plan as an ANR plan. So voted unanimously.**

**RUDMAN** *The following was read into the record by Matthew Teague, Clerk:*

“Plan of Land #40 Waterman Farm Road in Centerville, Massachusetts, being a re-subdivision of Land Court Plan #32290-D”, prepared for Nathan T. and Kathryn M. Rudman, dated April 29, 2009, last revised 10/26/09, scale 1”=60’; prepared by BSC Group, West Yarmouth, MA. Map 207, Parcel 091-002. Zoning: Residence C. Clocked at Town Clerk December 2 + 21 Days = December 23, 2009.

Keelan Healey, Land Surveyor of BSC Group, West Yarmouth addressed the Planning Board. The Rudmans, owners of the property were also present. Mr. Healey stated that he made revisions to the plan December 11, 2009 to provide clarification for lot 33. This is the same plan that was approved 5 years ago. Lot 33 is not a buildable lot unless combined with an abutting lot. The frontage, land area, and shape factors are conforming to zoning.

**Motion was duly made by David Munsell and seconded by Raymond Lang to endorse the plan as an ANR plan. So voted unanimously.**

**SECURITY AND LOT RELEASE REQUESTS** *Continued from November 23, 2009*

Request for release of 40 Salt Meadow Lane (Lots 1 & 3 in Subdivision #65), West Barnstable from covenant.

Steve Seymour, Senior Engineer, GMD has provided a series of improvements for the road. He stated that there is a low area in the road that holds water and will need to be filled in and graded. Also, a turn around and easement for the stub will need to be provided. Conservation approval will need to be obtained because of the wetlands before the security can be set. There was discussion regarding the filing of a plan removing the lot line between Lot 1 & 3 and Mr. Greer stated that he would be agreeable

to this. The present condition of the road and the town plowing was discussed as this is an old subdivision for which no provisions for a homeowner's association were made. The fee owners would have to oversee the maintenance of the road if it is not improved. An extension of time to file and obtain Conservation Commission approval of proposed road improvement plan was discussed.

**Motion was duly made by Raymond Lang and seconded by David Munsell to grant Mr. Greer, owner/applicant, an extension to June 1, 2010 in order to obtain approval from the Conservation Commission. So voted unanimously.**

**Motion was duly made by Raymond Lang and seconded by David Munsell to accept the plan depicting proposed improvements to Salt Meadow Lane which were submitted December 7, 2009. So voted unanimously.**

#### **OTHER BUSINESS**

SATURN REALTY TRUST - Request for one-year extension of Special Permit 2009-01 from January 14, 2010 to January 14, 2011.

**Motion was duly made by Raymond Lang and seconded by David Munsell to grant a one year extension of time for Special Permit 2009-01 to January 14, 2011. So voted unanimously.**

**Motion was duly made by David Munsell and seconded by Paul Curley to accept the Planning Board minutes of November 17 and 23, 2009. So voted by David Munsell, Felicia Penn, Paul Curley and Matthew Teague.**

#### **REPORTS - JoAnne Buntich, Int. Director, Growth Management Dept.**

Due to the absence of Marlene Weir, the Local Comprehensive Plan will be taken up at the next scheduled meeting, January 11, 2010.

Planning Board Zoning Update:

The Centerville DCPC Public Hearing will be January 11, 2010.

Other Zoning Articles such as Barnstable Village Business Districts, Office Multifamily Residence Medical/Dental and the Expansion of the HB District on Rte. 132 will have a first read on January 7, 2010 and be referred to the Planning Board for a Public Hearing on either January 25 or February 8, 2010.

Permit Fee Increases:

- Produced draft fee schedule based upon actual costs for staff to perform services
- Met with Chairs of Boards
- Fees had not been reviewed for 9 years
- Some categories had no fee at all
- Some fee increases will need to be phased in if accepted
- New fees will not be effective until FY 11.

**Motion was duly made by Raymond Lang and seconded by David Munsell to adjourn. So voted unanimously.**

Respectfully submitted,

Ellen Swiniarski, Recording Secretary  
Regulatory Review Coordinator - GMD