



**Town of Barnstable
Planning Board
Minutes
April 11, 2011**

Raymond Lang – Chair	Present
Matthew Teague – Vice Chair	Present
Paul Curley – Clerk	Present
Cheryl Bartlett	Present
David Munsell	Present
Felicia Penn	Present
Patrick Princi	Present

Also present were Art Traczyk, Design/Regulatory Review Planner and Ellen Swiniarski, Regulatory Review Coordinator. A quorum being met, Chairman Lang opened the meeting at 7:00 PM.

Approved Not Required Plans – None Received

Security and Lot Release Request – Release of Lot 1 and “Reserved Green Area” Lot in Subdivision #255, Chole Court, Barnstable MA. Special Projects Manager Steve Seymour has approved the release of these lots.

Motion duly made by Felicia Penn, seconded by Matthew Teague, to release Lot 1 and “Reserved Green Area” Lot in Subdivision #255, Chole Court, Barnstable MA. So voted unanimously.

Special Permit Application No. 2011-01 Lyndon Paul Lorusso Charitable Foundation – The Village at Barnstable Continuing Care Retirement Community – This hearing was continued from February 14, 2011. Applicant’s attorney, Ron Jansson, explained that the continuance was requested so that in conjunction with Growth Management a draft decision could be prepared that would be acceptable to all parties. Mr. Jansson stated they were still in the process of formulating it and requested a continuance to April 25, 2011.

Motion duly made by Matthew Teague, seconded by Cheryl Bartlett, to continue the hearing for Special Permit Application No. 2011-01 to April 25, 2011 at 7 pm. So voted unanimously.

Special Permit Application No. 2011-02 Lyndon Paul Lorusso Charitable Foundation – Lyndon Court Multifamily Affordable Housing

Motion duly made by Cheryl Bartlett, seconded by David Munsell, to continue the hearing for Special Permit Application No. 2011-02 to April 25, 2011 at 7 pm. So voted unanimously.

Preliminary Subdivision Application #820 – Wayside Lane Extension -

Patrick Princi recused himself from participating in discussion on the Preliminary Subdivision Application #820 – Wayside Lane Extension as he lives on the road. Patrick left the meeting.

Paul Curley read the application into record.

Dan Ojala of Downcape Engineering is present on behalf of the estate that currently owns the property and provided the details of the application.

After discussion and questions from the board, it was decided that more information is needed:

- Confirmation on rights by the heirs
- Legal clarification on the heirs' property being conveyed for subdivision
- Clarification on the road across the property
- Guidance on whether changes necessary to the right of way
- Confirm with Fire Chief that he approves a 15% grade
- Legal clarification on the right of way into the conservation land
- Legal clarification on authority to move forward on lot #41

Preliminary subdivision application #820 was continued to May 23, 2011 at 7 pm

Special Permit 2011-05 Hardship Location Sign – Federated Church of Hyannis

Read into record by Matthew Teague. **Motion was duly made by Matthew Teague, seconded by Felicia Penn, to open the public hearing. So voted unanimously.**

Upon staff review, it was determined that this sign could be permitted as-of-right pursuant to § 240-74.B. Request for withdrawal without prejudice has been received from the applicant.

Motion was duly made by Felicia Penn, seconded by Paul Curley, to approve the applicant's request for withdrawal without prejudice. So voted unanimously.

Correspondence received – Chapter 91 License Application to replace, extend, and maintain an existing pier and to add and maintain a ramp and float for recreational boating located at 118 Windswept Way, Osterville.

Future Meetings – Joint Public Hearing with Town Council for FEMA application to amend the Floodplain Zones has been postponed for at least a year.

Motion was duly made and seconded, and unanimously voted to adjourn.

Transcribed and submitted,

Marjorie Watson
Administrative Assistant
Growth Management Department

Next Meeting: April 25, 2011, 7 pm, Town Hall Hearing Room

Further detail may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us>