



BARNSTABLE  
TOWN CLERK

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**Town of Barnstable  
Planning Board  
Minutes  
March 12, 2012**

Matthew Teague – Chairman	Not Present
Paul Curley – Vice Chairman	Not Present
Patrick Princi - Clerk	Present (Acting Chair)
Felicia Penn	Present
Raymond Lang	Present
Cheryl Bartlett	Not Present
David Munsell	Present

Also present were Art Traczyk, Regulatory/Design Review Planner.

A quorum being met, Patrick Princi acting as Chairman, called the meeting to order at 7:00 PM.

**Subdivisions: Hallett Woods Subdivision 792 – Request to Extend Development Agreement**  
By letter dated March 7, 2012, William Hallett has requested a six month extension of the Development Agreement for Hallett Woods, Subdivision No. 792

Patrick Princi replies that after reviewing the Staff Report it seems like Staff is supportive of the extension. He asks for explanation from Art.

Art Traczyk states that the original contract was set to expire March 8, 2012, but the asphalt plants are closed and there is still roadwork to be done as well as some utility work to be completed. He has spoken to Steve Seymour and he has no objection to a six month extension.

Ray Lang responded that he thought the utilities were in place already.

Robert Our and William Hallett in attendance.

Robert Our stated that primarily it is only the electric that is not in, the water is in and the drainage is done. The electric plan is to be put in this weekend and that's the last utility.

David Munsell asks if it is customary to give a twelve month extension rather than six?

Ray Lang states they asked for six and that the board should issue six.

Ray Lang moves that they extend the Development Agreement to September 23, 2012, seconded by Felicia Penn, so voted unanimously.

**Approval of Minutes:** Approval of February 27, 2012, Board Meeting Minutes.

Felicia Penn states that there is not a quorum in order to approve these minutes since she was not present at the meeting/minutes of February 27, 2012.

Patrick Princi stated that is correct and suggests approving them at the next meeting of March 26, 2012.

**Executive Minutes:** Possible Report of the Chair on review of past Executive Session Minutes.

Patrick Princi states that he has none to view/report on.

**Discussions:**

**By-Right Accessory Apartment** – A proposed zoning provision to authorize accessory apartments as-of-right to single-family dwellings.

Patrick Princi asks if there is any further information to be presented to the board?

Art Traczyk responds that he has prepared a staff report and suggests that the board review this some more.

Ray Lang states that this is not affordable, it would be accessory and he doesn't think any of this would count towards state affordable units.

Art Traczyk agrees and states that they would have to be monitored.

David Munsell asks if anyone has looked into the Town Council? He asked if Growth Management is in favor of this?

Art Traczyk responds that he is going to withhold comment on that question. More consulting needs to be done with more agents of the towns and boards/committees throughout the town.

Felicia Penn comments that the occupants/tenants advantage would be the rent/pricing, if they are being compared to affordable units.

David Munsell asked what the vacancy rate was among the affordables?

Felicia Penn stated 6%.

Patrick Princi mentions a possible workshop being done, at the Chair's discretion, with Town Council. He stated that the Chair didn't have a real timeline for this and he would like to move this to a future meeting.

Ray Lang commented on the time/effort made on previous housing definitions and bylaw implementations.

Felicia Penn stated the building inspectors had problematic issues with enforcement.



Patrick Princi commented on the use of these in other towns and their enforcement/conformity guidelines. It is difficult to keep track of. He would like to see something beneficial for all involved.

David Munsell commented on the by right use and doesn't think there would be much support.

Felicia Penn stated she would really like to hear from housing experts at the town on this issue, entities who are more informed on housing.

Patrick Princi asks staff to give some information to the housing committee and any other applicable boards so as to get their feedback.

### **Public Comment**

Ann Canedy in attendance. Stated that this issue has been brought before the board previously and was accepted.

David Munsell/board corrected her stating that this is a different type of housing, and explained the differences between the previous accessory program.

Ann Canedy stated that we do need housing. She states whatever the type may be. Thinks this would be good to keep people in their homes.

Felicia Penn wants to know what the actual inventory is for rental apartments, and whether or not there is a marketable need for this. Home care aspects/advantages would be huge.

Ray Lang asks if the board has ever discussed assisted living apartment options? Assisted living apartments have not been selling, so now they are being rented. Would like to know how the statistics/inventory could be found?

Art Traczyk responded that he will check into what information he may be able to obtain.

Patrick Princi commented on how finding adequate housing was a previous issue for him as well. He would like to continue this discussion to the next meeting. He asks if there is any update for a future board member, since Cheryl Bartlett has now resigned.

Art Traczyk responded that the Town Council has been notified about her resignation. No prospects as of yet.

David Munsell asks if maybe we should cancel the next meeting and/or carry the next meeting over to April 9, 2012, if the Agenda isn't too busy?

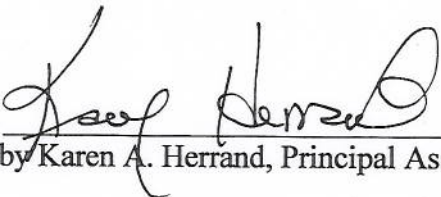
Art Traczyk stated that this may happen if there is nothing new to be added or anything that is time sensitive.

**Future Meetings:**

Regularly Scheduled Planning Board Meetings: March 26, 2012 and April 9, 2012 @ 7:00 p.m.

Motion to adjourn entertained by Patrick Princi, moved by David Munsell, seconded by Felicia Penn, so voted unanimously.

The meeting adjourned at 7:23 p.m.

Respectfully Submitted   
by Karen A. Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on March 26, 2012

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

APPROVED