



Town of Barnstable Planning Board



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Board Members

Raymond B. Lang – Chair Mary Barry – Vice Chair Holly Brockman-Johnson – Clerk Paul R. Curley Stephen Helman David Munsell Mark R. Ferro
John Norman – Town Council Liaison

Staff Support

Elizabeth Jenkins, Regulatory Review/Design Planner
Anna Bringham, Principal Planner
Karen Herrand – Principal Assistant - karen.herrand@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes September 26, 2016

Raymond B. Lang – Chairman	Present
Mary Barry – Vice Chairman	Absent
Holly Brockman-Johnson – Clerk	Absent
Stephen Helman	Absent
Paul Curley	Present
David Munsell	Present
Mark Ferro	Present

Also in attendance were Anna Bringham, Principal Planner, Growth Management Dept.

Approval Not Required Plans:

A plan entitled “Draft Plan of Land in Barnstable (Osterville) Massachusetts”, dated September 14, 2016, prepared for: 1340 Main Street Osterville LLC. The petitioner has submitted for endorsement an Approval Not Required Plan (ANR). The plan proposes to divide map 119 parcel 079 into three new lots (Lot 1, 2, and 3) - *Staff Report, plan, application and associated documents enclosed*

Attorney Albert Schultz (for Attorney Michael Schultz) in attendance for the Applicant. He gives a brief explanation of the proposed ANR application, agrees with and makes reference to the Staff Report, Exhibit A.

Motion made by Paul Curley to endorse/approve this ANR, seconded by Mark Ferro, so voted unanimously.

Greystar GP II, LLC has submitted a plan entitled “Approval Not Required Plan of Land at Communication Way”, dated September 14, 2016 for endorsement an Approval Not Required Plan (ANR). The plan proposes to divide Map 314, Parcels 036-038 and 044-049 and Map 315, Parcel 042 (10 parcels) into three new parcels (parcel 1 of 406,312 square feet, parcel 2 of 133,932 square feet, and parcel 3 of 535,242 square feet). The subject properties are addressed 0, 125, 145, 160, 175, 180, 191, 200, 225, 265 Communication Way, Barnstable, MA.

Edward Pesce of Pesce Engineering in attendance, representing the Applicant/owner, Lyndon Paul Lorusso Charitable Foundation of 2002. He agrees and makes reference to the Staff Report, Exhibit B. This will be for the Senior Active Adult Complex project.

David Munsell comments that he approves.

Ed Pesce states that they have approval from Site Plan Review and they are now pending approval from the Cape Cod Commission sub committee and Town Council.

Ray Lang confirms the phases of the project.

Motion made by Paul Curley to endorse/approve this ANR plan as presented , seconded by Mark Ferro, so voted unanimously.

Special Permits:

Special Permit Application No. 2016-02 - David Colombo, 159 Ocean Street, Hyannis, Black Cat Harbor Shack Map/Par 326/039 – Proposal for: New roof deck, stairs and vertical lift located within front yard setback and reduction of required parking for an additional 23 seats. *Continued from May 23, 2016.*

Chair Ray Lang refers to the correspondence/request to continue this hearing, see Exhibit C.

Motion entertained by Chair Ray Lang, moved by Mark Ferro, seconded by Paul Curley to continue this hearing to December 12, 2016.

Matters Not Reasonably Anticipated by the Chair:

David Munsell comments about a subdivision that was previously approved. He has some issues with safety and sight here. The project needs some monitoring to make sure the removal of certain items/trees etc. are being done.

Note: This is Sub. No. 822 Aberle Way

Chair Ray Lang directs to Staff to have an updated status for the Planning Board regarding this subdivision and if all requirements are being met or will be met.

Correspondence *(Any Member wishing a copy please contact the office)*

Cape Cod Commission notice dated September 9, 2016. Staff Comments re: Support for Regulatory Development Project – Mark Hyannis LLC – 411 & 417 Barnstable Rd. and 42 Bearse Rd., Hyannis

Future Meetings: Regularly Scheduled Meetings: October 24, 2016 and November 14, 2016, @ 7:00 PM.

Motion to adjourn made by Paul Curley, seconded by Mark Ferro, so voted unanimously to adjourn.

The meeting adjourned at 7:20 p.m.

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

Approved by vote of the Board on _____

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

List of Exhibit Documents

Exhibit A - Staff Report for ANR – 1340 Main Street, Osterville – Map/Par 119/079

Exhibit B - Staff Report for ANR – Communication Way (0, 125, 145, 160, 175, 180, 191, 200, 225, 265 – Map 314 Parcels – 036-038, 044-049 and Map/Par 315/042

Exhibit C – Email correspondence from Attorney Dan Creedon Special Permit No. 2016-02 – 159 Ocean St. – Map/Par 326/039

APPROVED