



Town of Barnstable Planning Board



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Board Members

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

Staff Support

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

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BARNSTABLE
TOWN CLERK

Town of Barnstable PLANNING BOARD Minutes November 14, 2016

Raymond B. Lang – Chairman	Present
Mary Barry – Vice Chairman	Present
Stephen Helman	Present
Paul Curley	Present
David Munsell, Clerk	Present
Mark Ferro	Absent
Steven Costello	Present (new member)

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

Approval Not Required Plans:

Mark Hyannis, LLC

An Approval Not Required Plan of Land for 411 & 417 Barnstable Road and 42 Bearse Road has been submitted by Control Point Associates, Inc. stamped by Gerry L. Holdright, Registered Land Surveyor, dated October 4, 2016, for Mark Hyannis, LLC for Lots 33, 35.1 & 35.2, Map 311. Re divide the existing three lots into two.

Eliza Cox, Esq. of Nutter, McClennan & Fish in attendance for the Applicant. She gives a brief explanation of the re development of the properties and the Regulatory Agreement that this stems from. They are now doing the next step of the lot division. Lot A, has 619 ft. of frontage, Lot B, has 481 ft. of frontage. This is more than enough frontage per zoning requirements. She notes that the draft staff report, there is an edit for the draft motion, this should be corrected to have the revision date; October 4, 2016.

Mary Barry asks why moved into two lots instead of three?

Attorney Eliza Cox replies that two new structures will be here and the idea is to give one lot for each structure.

David Munsell asks if any encroachments under new plan? Attorney Cox, replies no.

Chair Ray Lang refers to the plan and Lot B, Exhibit A, asks for confirmation of where Lot B is? Asks if the lines have changed from the earlier plan when before them for the Regulatory Agreement? Asks if need to show access to Bearses Rd. on this plan?

Attorney Cox replies/explains, the plan, Exhibit A, ownership, deed information, proposed buildings will be consistent with the plan approved earlier per this Board. This is an ANR plan, we do not need to show access.

Motion entertained by Chair Ray Lang, moved by Paul Curley, seconded by Stephen Helman to approve/endorse this ANR plan, so voted unanimously.

Mitchell & Welsh

An Approval Not Required Plan of Land for County Road (part of Rte. 6A Main Street, Barnstable) has been submitted by Daniel A. Ojala, PE , stamped by Daniel A. Ojala, PE, for Douglas S. Mitchell and Christine Welsh dated October 20, 2016. The ANR Plan seeks to re divide Map 258, Lots 2-1 and 2-2 into three new lots Lot 1A, Lot 2A and Lot 3.

Dan Ojala of Downcape Engineering in attendance. He refers to the plan, Exhibit B. He explains where the frontage is. Gives a brief explanation, Rte 6A still goes under an overpass.

David Munsell asks if the railroad track abuts property? Where is access road to property?

Dan Ojala explains, refers to the plan, Exhibit B. Partial right of way on property, Allen property. Wall the first couple hundred ft. 60 ft. 100 ft. and over 100 ft. all on County Way. Lot 3, 62 ft. off , 2A , 100 ft, and Lot 3. Triangle between 6A and County Rd. A lot of conservation restrictions being held in perpetuity on the land behind. Owner is conservation minded. There is a driveway that goes to lots.

Motion entertained by Chair Ray Lang to approve/endorse, moved by Paul Curley, seconded by Stephen Helman, so voted unanimously.

Lot Releases

105 Bay Road, Cotuit

Request from Attorney Kilroy received for release of covenant for Lot A on a plan recorded at Book 256 Page 46.

Attorney Bernie Kilroy in attendance, representing the Applicant. He gives a brief explanation of the request. Re division of lots from BOS plan in 1952, following a 1926 plan.

Motion entertained by Chair Ray Lang, moved by David Munsell, seconded by Paul Curley, so voted unanimously to approve.

Special Permits:

Special Permit No. 2016-003 - R.F. & R.M., LLP

Application No. 2016-003 has been submitted by R.F. & R.M., LLP for "O" Engine House Road, Hyannis Map 328, Parcel 241, under Section 240-24.1.9.B. (1) for a pay to park parking lot with 117 parking spaces which includes grading of existing pervious parking area, placement of parking kiosk machine, protective bollards, curb stops, signage, and landscape buffer. The subject lot is 58,569 square feet in area and is located in the Transportation Hub District (TD) and Wellhead Protection Overlay District (WP). *Continued from August 22, September 12, and October 24, 2016. Members hearing this application are Raymond Lang, Mary Barry, Paul Curley, Stephen Helman, David Munsell, and Mark Ferro.*

Motion entertained by Chair Ray Lang, to accept the request to continue this Special Permit Application to November 28, 2016, moved by Steven Helman, seconded by Paul Curley, so voted unanimously.

Special Permit No. 2016-004 - Dunrovin, LLC

The applicant is Dunrovin, LLC. The subject property is addressed 27-31 Crocker Street, Hyannis, MA and is shown on Assessor's Map 327 as Parcel 188. It is in the Medical Services (MS) Zoning District. The applicant seeks a Special Permit pursuant to Section 240-24.1.4.B(2) and also seeks to modify Special Permit No. 1988-28. The proposal is to divide the existing front four-bedroom dwelling into two, two-bedroom apartments designated as workforce housing units. The four existing units in the rear are proposed to be rented without income restrictions. Accordingly, the applicant seeks to modify Special Permit No. 1988-28; specifically, conditions No. 4 & 5 which limited the front building to single-family use and required the applicant work to provide all units as affordable housing units.

Attorney Anthony Mazzeo in attendance for the Applicant. He makes reference to Site Plan letter, Exhibit C. He explains how they would like to propose change of the use of the bldg. Workforce housing. Makes reference to Special Permit from ZBA in 1988, Exhibit D. The Applicant would like to create more rental units and also workforce in this area.

Stephen Helman asks what the difference is between workforce housing and affordable housing? In 1988 ZBA granted this, Exhibit D. He is concerned would we be losing affordable housing if we grant this.

Attorney Mazzeo replies, that there is a demand, but some people don't fall in the income guideline. Just the back of the building has affordable housing.

Paul Curley asks who oversees the workforce housing designation? Has this got any support from the housing committee? Housing committee has endorsed or any input from them? Does it meet zoning requirements?

Planner Anna Brigham replies , the Growth Management Housing Coordinator.

Attorney Mazzeo replies no, and yes it meets zoning requirements.

Mark Hanson in attendance, manager of Dunrovin LLC. He states that the front bldg. was set up in a way that there would not be alot of bldg in order to split. He noticed that current rents are in 2000 range for a 4 bedroom houses. He thinks it may be better to offer two smaller units. He was referred by housing, families that can pay, but don't qualify for the program. He has current tenants that have been there for 5 plus years. He would like to offer to a wider variety of renters if the occasion arises, but in future he may, he is restricted now.

Steven Costello asks if the bldg in the front is available for a rental.

Mark Hanson replies that it is vacant now. No footprint change for parking.

David Munsell asks for a better plan, re the front and the back areas. He would like to visit the property he has not reviewed this yet.

Mark Hanson refers to rendering /plan, Exhibit E. Site Plan layout. He highlights the areas of the front and back. Parking for 3, but there are 9 spaces there now. We are working within the existing footprint. He points out the streets.

Steven Costello comments/clarifies that this would create more rental units.

Mark Hanson would like to meet the need of the workforce housing. He would like to be able to offer to all.

Mary Barry clarifies that the back 4 units are affordable housing?

Mark Hanson replies yes, some are paid with and through HAC and some pay full. There are 9 parking spaces, there is a paved area in the front for front bldg, 27 ft. wide here. The whole parking lot had been widened at one point.

Chair Ray Lang would like to have Staff propose conditions.

Anna Brigham points out that there are suggested conditions in the Staff Report, Exhibit F.

Stephen Helman asks if possible to get information from the appropriate Housing people, suggested conditions. Recommendations regarding the housing/workforce housing.

Chair Ray Lang entertains a Motion to continue to next meeting, Nov. 28, 2016, moved by Stephen Helman, seconded by David Munsell, so voted unanimously.

Matters Not Reasonably Anticipated by the Chair:

Correspondence:

(Any Member wishing a copy please contact the office)

Cape Cod Commission notice of public hearing November 10, 2016, re: Old Falmouth Road Solar 280 & 0 Old Falmouth Rd., Marstons Mills

Chapter 91 Notice dated November 1, 2016, re: 19 Ladd Rd., Barnstable – Outwin – construct and maintain ramp and float extensions

Chapter 91 combined Permit Notice, dated November 1, 2016, re: Hyannis Inner Harbor/Nantucket Sound Watershed Dredge Project

Future Meetings:

Regularly Scheduled Meetings: November 28, 2016 and December 12, 2016 @ 7:00 PM.

Chair Ray Lang entertains a Motion to adjourn, moved by Stephen Helman, seconded by David Munsell, so voted unanimously.

Respectfully Submitted



by Karen A. Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on

Sept. 9, 2016

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 – ANR – Mark Hyannis, LLC – Plan of Land for 411 & 417 Barnstable Rd. & Bearse Rd. – 10/4/16

Exhibit B – ANR – Mitchell & Welsh – Plan of Land for County Rd., Barnstable dated 10/20/16

Exhibit C – Site Plan Letter dated 10/19/16 SP No. 2016-004 – Dunrovin, LLC

Exhibit D – SP No. 2016-004 – ZBA SP Decision 1988-28 – Dunrovin, LLC

Exhibit E – SP No. 2016-004 – Site Plan Layout - 2/2/88 from ZBA SP Decision 1988-28, Dunrovin, LLC

Exhibit F – Staff Report SP No. 2016-04 – Dunrovin, LLC