



Town of Barnstable Planning Board



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Board Members
Mary Barry – Chair Stephen Helman – Vice Chair Steven Costello - Clerk Paul R. Curley David Munsell Fred LaSelva

John Norman – Town Council Liaison
Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director
Anna Brigham, Principal Planner
Karen Herrand – Principal Assistant - karen.herrand@town.barnstable.ma.us

BARNSTABLE TOWN CLERK

Town of Barnstable PLANNING BOARD Minutes July 24, 2017

2021 JAN 13 PM 2:59

Mary Barry – Chairman	Absent
Stephen Helman – Vice Chairman	Present
Steven Costello - Clerk	Present
Paul Curley	Present
David Munsell	Present
Fred LaSelva	Present

Also in attendance were Elizabeth Jenkins, Director and Karen Herrand, Principal Assistant, Planning & Development Dept.

Notice of Recording: This meeting is being recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

Approval Not Required Plans:

344 Annable Point Road, Centerville, Joyce T. Welch and Hillard W. Welch Trustees of The Annabelle Point Road Nominee Realty Trust, Map 212 Parcel 007 have submitted a plan entitled “ Approval Not Required Plan Being a Subdivision of Land on Land Court Plan 32093-A” dated July 14, 2017 drawn by Baxter Nye Engineering & Surveying. *Copy of staff report, plan, and associated documents enclosed*

Shane Mallon, Baxter Nye Engineering in attendance. He makes reference to the plan, Exhibit A, to create a lot for conveyance purposes only.

David Munsell, refers to plan, Exhibit A.
Shane Mallon explains that one lot is in the Land Court system.
David Munsell asks why not a buildable lot?
Shane Mallon replies, not enough square footage.

Motion made by Paul Curley to endorse this ANR plan, moved by David Munsell, so voted unanimously.

Lot Releases:

Subdivision No. 287. Request by Attorney Bruce Bierhans, has been received to release covenant for Lot 103. Address: 137 Debbie’s Lane, Marstons Mills/Cotuit.

Elizabeth Jenkins explains that the lot already has a house on it and the 1973 Release Form G was never recorded, this is a new request.

Vice Chair Stephen Helman entertains a motion to release, moved by Paul Curley, seconded by David Munsell, so voted unanimously.

Zoning Amendments:

Zoning Amendment Town Council Item No. 2017-165 – Proposed zoning ordinance amendments to Chapter 240 Article III: Section 33 to allow for sports and recreation facilities; Section 35 Groundwater Protection Overlay Districts to create special site clearing and stormwater requirements for sports and recreation facility uses; and Article XIII Section 128 Definitions to define ‘Sports and Recreation Facility. *Continued from July 10, 2017.*

Vice Chair Stephen Helman opens up the public hearing, moved by Paul Curley.

Attorney Eliza Cox in attendance for the applicant, Total Athletics.

Fred LaSelva asks if the principal applicant’s will be asking for a tax abatement?

Attorney Eliza Cox states no, they have no intention of asking for a tax abatement.

Paul Curley comments that this is a great project, a plus for the town.

David Munsell states that it will be nice to see the road cleared up. Asks if the abutters get notified? Asks about clearing of trees, removal of dirt, excavation restrictions.

Elizabeth Jenkins replies that there is no abutter notification for Zoning Amendments for the Planning Board to do. Confirms that it is under review by Cape Cod Commission (CCC), August 3rd.

Attorney Eliza Cox stated CCC did the abutter notifications, just done. CCC required the trees be looked at, no wetlands, no endangered species, no unique.

Elizabeth Jenkins states that the property is in the WP, one of the amendments proposed by Applicant, waiver from lot clearing requirements in exchange for enhanced/technical for drainage regulations.

Fred LaSelva asks about what the bubble is - 182 days.

Warren Nyan in attendance. This was the dome that they are no longer going with for this plan.

Attorney Cox replied that it would be an allowance but not a requirement.

Warren Nyan commented that it is a bubble that would be up temporarily.

David Munsell asks about anticipated traffic.

Warren Nyan stated probably Phinney’s Lane/Kidd’s Hill Rd.

Vice Chair Stephen Helman moves to close the public hearing, seconded by Paul Curley.

Vice Chair Stephen Helman states that it has come to his attention that Warren Nyan knows him, no financial interest, for the record.

Vice Chair Stephen Helman entertains a motion, moved by Paul Curley to recommend to Town Council, seconded by David Munsell, so voted unanimously.

Correspondence:

Chapter 91 Waterways License/Permit from Henry Blair, 275 Millway Road, Barnstable Harbor, Barnstable, for maintenance dredging.

Chapter 91 Waterways Application from Francis Saul, II, 335 Eel River Rd., Osterville, for maintenance of floats/access

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: Regularly Scheduled Meetings: August 14 and August 28, 2017 @ 7:00 PM.

Vice Chair Stephen Helman entertains a motion to adjourn, moved by Paul Curley, seconded by David Munsell, so voted unanimously.

The meeting adjourned at 7:25 p.m.

Respectfully Submitted
Karen Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on January 11, 2021

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 Plan - 344 Annable Point Road, Centerville