



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Board Members

Steven Costello – Chair Jeffrey Swartz – Vice Chair Patrick Foran - Clerk Mary Barry Stephen Robichaud Aimee Guthinger
Mathew Levesque – Town Council Liaison

Planning & Development Dept. Staff Support

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

**Town of Barnstable
PLANNING BOARD
Minutes
March 23, 2020**

20 JUL 27 P12:26

BARNSTABLE
TOWN CLERK

Steven Costello – Chairman	Present
Jeffrey Swartz – Vice Chairman	Present
Patrick Foran – Clerk	Present
Marry Barry	Present
Stephen Robichaud	Present
Aimee Guthinger	Present

Also in attendance via remote participation were Paul Wackrow, Senior Planner, Planning & Development and Karen Herrand, Principal Assistant, Planning & Development.

In accordance with the Governor’s Order prohibiting Gatherings of More Than 25 People, issued on March 15, 2020, and effective through April 5, 2020, unless further extended the March 23, 2020, public meeting of the Planning Board shall be physically closed to the public to avoid group congregation.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be accessed the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>
2. Real-time public comment can be addressed to the Planning Board utilizing the Zoom link or telephone number and access code for remote access below.

Link: <https://zoom.us/j/241350446>

Telephone Number: 888-475-4499 US Toll-free, Meeting ID: 241 350 446

3. Applicant’s their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to paul.wackrow@town.barnstabe.ma.us, so that they may be displayed for remote public access viewing.

Call to Order: Introduction of Board Members and Staff Members

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.

Remote Participation Meeting - Roll Call of all in attendance:

Chair Steven Costello

Jeff Swartz

Patrick Foran

Mary Barry

Aimee Guthinger

Stephen Robichaud

Staff: Paul Wackrow, Senior Planner Planning & Development Dept. and Karen Herrand, Principal Assistant Planning & Development Dept.

Approval Not Required:

Attorney Michael F. Schulz – 1340 Main Street Osterville LLC and John B. Fulham Jr. – Lightship LLC have submitted a request for an Approval Not Required plan – for 1322 and 1340 Main Street, Osterville, Ma, said plan dated March 3, 2020, and entitled “Plan of Land in Barnstable (Osterville) Massachusetts prepared for 1340 Main Street Osterville LLC and 1340 Main Street, Osterville MA 02655”.

Remote Participation: Rich L’Heureux, from Capesurv in attendance. Attorney Michael Schulz in attendance.

Attorney Michael Schulz on behalf of himself and John Fulham.

Rich L’Heureux explains the proposed plan, reference to plan on screen, Exhibit A. Two parcels, lot 7 and lot 5. Configuration is odd. Low frontage on Main Street.

Chair Steven Costello asks each member if they have any questions/concerns.

None – Jeff Swartz

None – Patrick Foran

None – Mary Barry

None – Aimee Guthinger

None – Stephen Robichaud

Chair Steven Costello entertains a motion to endorse/approve this ANR application, moved by Jeff Swartz, seconded by Mary Barry, so voted unanimously.

Roll call vote: In favor – Mary Barry, Patrick Foran, Jeff Swartz, Stephen Robichaud, Aimee Guthinger, and Chair, Steven Costello - Unanimous vote to approve.

Regulatory Agreement No. 2019-03 – 451 & 467 Iyannough Rd., and 400 Barnstable Rd., Hyannis, Massachusetts, Map 311 parcels 082, 081, and 030-001 – Airview LLC seeks to enter into a Regulatory Agreement with the Town of Barnstable to redevelop three parcels with two new retail structures. The development would also include an access easement over property shown on Assessor’s Map 311, Parcel 030/001 (400 Barnstable Rd.) It is zoned HG – Hyannis Gateway District; Groundwater Protection Overlay District; and Well Protection Overlay District. *Continued from December 9, 2019, January 13, 2020, February 10, 2020, February 24, 2020, and March 9, 2020.*

Chair Steven Costello states that there is a request received to continue this application, moved by Jeff Swartz to continue to April 13, 2020, meeting, seconded by Mary Barry, so voted unanimously.

Roll call vote; Jeff Swartz – yes, Mary Barry – Patrick Foran - yes, Stephen Robichaud – yes, Aimee Guthinger – yes.

Modification to Subdivision No. 367 – Hi-River Road, Marstons Mills – Arnold O. Johnson has applied to modify subdivision No. 367. The request is to modify the road covenant required by the 1976 subdivision approval in order to allow the release of Lot 8 subject to the installation of a road conforming to applicable Subdivision Rules & Regulations along the length of frontage of Lot 8. The existing covenant is recorded in Book 2365, Page 339 at the Barnstable County Registry of Deeds. The application states the release of Lot 8 would allow the applicant to operate a tree farm on Lots 8, /, 6, and 5, but would not allow residential construction on any of the said four lots.

Chair Steven Costello entertains a motion to continue this application, moved by Jeff Swartz to continue to April 13, 2020, meeting, seconded by Aimee Guthinger, so voted unanimously.
Roll call vote; Jeff Swartz – yes, Mary Barry – Patrick Foran - yes, Stephen Robichaud – yes, Aimee Guthinger – yes.

Public Hearing: Revision of Development of Regional Impact Thresholds in the Industrial and Services Trade Area

The Town of Barnstable is seeking to revise Development of Regional Impact Thresholds within the Industrial Service and Trade Area, pursuant to Chapter H of the Cape Cod Commission Regulations of General Application. The Cape Cod Commission previously approved revised project thresholds in the mapped economic Centers and Industrial Service & Trade Areas outside of the Growth Incentive Zone pursuant to Chapter H on April 4, 2019. The Town of Barnstable is seeking to revise the 2019 Chapter H Decision to amend the threshold revision applicable in the industrial Service and Trade Areas, as mapped in that decision. The request is to allow the revised dRI threshold of 40,000 sq. ft. to apply to a third category of land use, wholesale use. The Planning Board will hold a public hearing and may vote to authorize the Town Manager to submit this application subject to Town Council approval.

Chair Steven Costello entertains a motion to continue to April 13, 2020, moved by Jeff Swartz, seconded by Mary Barry, so voted unanimously.

Roll call vote; Steven Costello- yes, Jeff Swartz – yes, Patrick Foran – yes, Mary Barry - yes, Stephen Robichaud – yes, Aimee Guthinger – yes.

Approval of Minutes:

March 9, 2020, draft minutes

Chair Steven Costello entertains a motion to accept the draft minutes of March 9, 2020, moved by Jeff Swartz, seconded by Mary Barry, so voted unanimously.

Roll call vote; Steven Costello – yes, Jeff Swartz – yes, Patrick Foran – yes, Mary Barry - yes, Stephen Robichaud – yes, Aimee Guthinger – yes.

January 23, 2017, draft minutes

Direction received from Paul Wackrow on this set of minutes.

Chair Steven Costello entertains a motion to accept the draft minutes of January 23, 2017, moved by Jeff Swartz, seconded by Stephen Robichaud, so voted unanimously.

Roll call vote; Steven Costello –yes, Jeff Swartz – yes, Patrick Foran – yes, Mary Barry - yes, Stephen Robichaud - yes, Aimee Guthinger – yes.

Correspondence:

Environment Notification Form 3/12/2020 – Fisheries & Wildlife/Comprehensive Wastewater Mngmnt Plan.
Environmental Notification Form 3/11/2020 – Barnstable Harbor Bunnell Aquaculture.

Future Meetings: April 13 and April 27, 2020 @ 7:00 p.m.

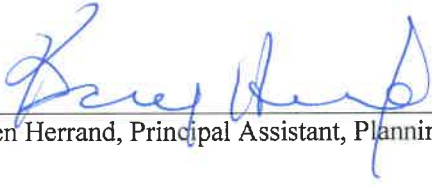
Adjournment

Chair Steven Costello entertains a motion to adjourn, moved by Jeff Swartz, seconded by Aimee Guthinger, so voted unanimously.

Roll call vote – all in attendance voted yes to adjourn.

The meeting adjourned at 7:26 p.m.

Respectfully Submitted


By Karen Herrand, Principal Assistant, Planning & Development

Approved by vote of the Board on

April 13, 2020

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 - 1340 Main Street Osterville LLC and John B. Fulham Jr. – Lightship LLC

APPROVED