



# Town of Barnstable Planning Board

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## PLANNING BOARD AGENDA FOR SEPTEMBER 13, 2010

7:00 PM Call Meeting to Order - Hearing Room, 2<sup>nd</sup> Floor, 367 Main Street, Hyannis

**APPROVAL NOT REQUIRED PLANS** - None received.

**SECURITY AND LOT RELEASE REQUESTS** *Continued from August 23, 2010*

**Subdivision #812 - Settler's Landing II**

Request for release of lots from covenant has been received.

**SUBDIVISIONS** - None received.

### **7:00 p.m. Public Hearing - Zoning Amendment- Article V- Accessory Uses Ground Mounted Solar Photovoltaic Overlay District**

**Section 1** proposes to amend the official zoning maps of the Town of Barnstable by adding the Ground Mounted Solar Photovoltaic Overlay District as shown on six maps on file with the Town Clerk all dated July 12, 2010 and entitled as follows: "Proposed Amendment to the Town Zoning Map Creating the Ground Mounted Solar Photovoltaic Overlay District"; "Proposed Amendment to the Barnstable Zoning Map Creating the Ground Mounted Solar Photovoltaic Overlay District - Barnstable-Sheet 1 of 7"; "Proposed Amendment to the Cotuit Zoning Map Creating the Ground Mounted Solar Photovoltaic Overlay District-Cotuit-Sheet 7 of 7"; "Proposed Amendment to the Hyannis Zoning Map Creating the Ground Mounted Solar Photovoltaic Overlay District-Hyannis-Sheet 3 of 7"; Proposed Amendment to the Marstons Mills Zoning Map Creating the Ground Mounted Solar Photovoltaic Overlay District-Marstons Mills-Sheet 6 of 7"; and "Proposed Amendment to the Osterville Zoning Map Creating the Ground Mounted Solar Photovoltaic Overlay District-Osterville-Sheet 5 of 7".

**Section 2** proposes to amend the Zoning Ordinance, Article V - Accessory Uses by adding Section 240-44.2 Ground Mounted Solar Photovoltaic Overlay District. The purpose of the amendment is to promote the creation of new large-scale ground-mounted solar photovoltaic installations 250 kW or larger as-of-right within the GMSPOD Ground Mounted Solar Photovoltaic Overlay District, and to set forth the standards for placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources and to provide adequate financial assurance for the eventual decommissioning of such installations. This ordinance is proposed to be adopted pursuant to the Commonwealth of Massachusetts Green Communities Act.

**7:05 p.m. Public Hearing - Zoning Amendment - Article V-Accessory Uses Family Apartments**

Proposal is to amend the Zoning Ordinance, Article V - Section 240-47.1 Family Apartments, to change the first paragraph to read:

“The intent of this section is to allow within all residential zoning districts one temporary family apartment unit occupied only by the property owner or a member(s) of the property owner’s family as accessory to an owner-occupied single-family residence. A family apartment may be permitted, provided there is compliance with all conditions and procedural requirements herein.”

The insertion of “the property owner or” will provide the property owner the option to occupy the family apartment unit themselves, thus allowing the property owner’s family members to occupy the main house.

**7:00 p.m. Continued Public Hearing -Special Permit 2010-02-Ardeo on Main** 7/26, 8/9 & 8/23  
*Request for withdrawal without prejudice has been received.*

Continued public hearing for a special permit for a Hardship Location Sign. A-frame sign is to be located at 644 Main Street, Hyannis shown on Assessor’s Map 308 as Parcel 053.

**7:15 p.m. Public Hearing - Special Permit 2010-09 - La Petite France Cafe**

La Petite France Cafe has applied for a special permit pursuant to Section 240-71(E)(4) Signs - Hyannis Village Business District, Hardship Location Sign. A-frame menu sign is to be located at 349 Main Street, Hyannis, shown on Assessor’s Map 327 as Parcel 114 in the Hyannis Village Business District.

**OTHER BUSINESS**

- Acceptance of draft Planning Board minutes
- Multi Hazard Mitigation Plan review

**CORRESPONDENCE RECEIVED**

Chapter 91 License Application has been received for maintenance dredging of the 1916 Channel Mashpee/Barnstable for the purpose of public navigation in Popponeset Bay.

**FUTURE MEETINGS**

Regularly scheduled meetings of the Planning Board for the remainder of 2010 are: September 27, October 25, November 8 & 22, and December 13, 2010. Continued Joint Hearing TC/PB - Recreational Shellfish & Shellfish Relay Area Dock & Pier Overlay District scheduled for September 16, 2010.