



**Town of Barnstable  
Planning Board  
Agenda  
February 28, 2011**

The following hearings will be held at Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2<sup>nd</sup> Floor.

Meeting notice previously filed with Town Clerk

Revised as of 02-23-11

**Approval Not Required Plans** - None received.

**Security and Lot Release Requests** - Request for release of all lots from covenant in Subdivision 137M, Lewis Lane, Osterville has been received.

**Subdivisions** - None received.

**7:00 p.m. Public Hearing - Zoning Amendment - Open House Sign Regulations**

The Planning Board of the Town of Barnstable, acting under Chapter 40A, Section 5 of the General Laws of the Commonwealth of Massachusetts, will hold a public hearing on Monday, February 28, 2011 at 7:00 p.m. in the Hearing Room of Barnstable Town Hall, 367 Main Street, Hyannis, MA. The purpose of this hearing is to take comment upon the following proposed amendments to the Code of the Town of Barnstable, Chapter 240, The Zoning Ordinance.

Section 1 proposes to amend the Zoning Ordinance, Article VII, the Sign Regulations, Section 240-60 Definitions, by adding new signs and definitions for Open House Sign and Open House Directional Sign.

Section 2 proposes to amend Section 240-61 Prohibited Signs, by adding an allowance for Trade Flags at the entrance to subdivisions where developed and undeveloped lots are offered for initial sale.

Section 3 proposes to amend Section 240-74 Temporary Signs, by adding an allowance for three types of real estate signs: Open House Signs, Open House Directional Signs and Subdivision Off Premise Signs, including specific criteria regarding dimensions, timeframes, placement, approvals and permitting.

**7:00 p.m. Public Hearing - Zoning Amendment - Trade Flag Sign Regulations**

The Planning Board of the Town of Barnstable, acting under Chapter 40A, Section 5 of the General Laws of the Commonwealth of Massachusetts, will hold a public hearing on Monday, February 28, 2011 at 7:00 p.m. in the Hearing Room of Barnstable Town Hall, 367 Main Street, Hyannis, MA. The purpose of this hearing is to take comment upon the following proposed amendments to the Code of the Town of Barnstable, Chapter 240, The Zoning Ordinance.

Section 1 proposes to amend the Zoning Ordinance, Article VII, the Sign Regulations, Section 240-60 Definitions by revising the Trade Flag definition by requiring trade flags to be consistent with the character of the village or neighborhood in which it is displayed and by striking the words: "Trade flags are not counted towards the amount of signage allowed."

Section 2 proposes to amend Section 240-61, Prohibited Signs to reflect the expanded area for which the Trade Flag is proposed to be allowed.

Section 3 proposes to amend Section 240-71, Signs HVB District, in recognition of the broader area included for Trade Flag permissions included in the proposed addition of Section 240-72 below.

Section 4 proposes to amend Article VII Sign Regulations by adding a new Section 240-72, Trade Flags, to allow trade flags in all non-residential zoning districts and along a portion of Phinney's Lane.

**7:10 p.m. Public Hearing - Special Permit 2011-04  
David Colombo, Trustee, Olive Oil Trust**

Application filed February 10, 2011

To all persons deemed interested in the Planning Board acting under Chapter 40A, Section 9, and all amendments thereto of the General Laws of the Commonwealth of Massachusetts and the Town of Barnstable Zoning Ordinances, specifically Section 240-24.1 Hyannis Village Zoning Districts, you are hereby notified of a Public Hearing to be held on Monday, February 28, 2011 at 7:00 PM in the Hearing Room of the Barnstable Town Hall, 367 Main Street, Hyannis, MA to consider Special Permit Application 2011-04 pursuant to Section 240-24.1.2.F, Dimensional Relief and Section 240-24.1.10.A(4)(a)[4], Circumstances Warranting a Reduction of Required Parking. The petitioner seeks to improve the property at 159 Ocean Street, Hyannis, MA for a 50-seat restaurant with take-out service and related site and landscape improvements. The special permit is requested to allow for extending the front porch into the required 20-foot front yard setback by 13.8-feet and to reduce the required on-site parking from 28 spaces to 3 spaces. The applicant is David L. Colombo, Trustee of Olive Oil Trust and property is located at 159 Ocean Street, Hyannis, MA and is shown on Assessor's Map 326 as Parcel 039. The property is in the Hyannis Village Zoning Districts and is zoned HD, Harbor District.

**Correspondence**

Chapter 91 License has been received to maintenance dredge approximately 975 cubic yards of material in North Bay at 339 West Bay Road, Osterville, MA. The materials to be barged to a nearby property and be offloaded and dewatered before being brought to a suitable upland location for beneficial reuse.

Letter dated February 18, 2011 to Planning Board Chairman regarding construction located at 94 Main Street and 26 Camp Street, Hyannis and special permit conditions for same has been received. A letter in response dated February 23, 2011 has been issued from Office of Planning Board.

**Chairman's Discussion**

**Future Meetings**

Regularly scheduled Planning Board meetings 7:00 p.m.: March 14 & 28, April 11 & 25, 2011.