



**Town of Barnstable
Planning Board
Agenda
June 24, 2013**

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor.
Meeting notice previously filed with Town Clerk - Revised as of; 06-20-2013

Approval Not Required Plans: - Barnstable Land Trust – A plan entitled “Plan of Land in Barnstable (Oyster Harbors) Massachusetts” dated June 10, 2013, Being a combining of Lots 243 & 246 as shown on LCC 15354-133, Petitioner, Barnstable Land Trust, Inc. Prepared by CapeSurv has been submitted for endorsement as an Approval Not Required Plan. The subject property is addressed as 19 and 21 Indian Trail, Osterville, MA. The plan proposes to combine Lots 243 & 246 as shown on LC Plan 15354-133 into a single Lot 295 as shown on the plan submitted.

- *Application, plan and associated documents enclosed*
- *Staff Report enclosed*

Subdivisions:

7:00 P.M. Public Hearing

**Proposed Definitive Subdivision No. 820, Wayside Lane Ext.
Stephen E. Wallace et al.**

To all persons deemed interested in the Planning Board acting under the General Laws of the Commonwealth of Massachusetts, Chapter 41, Sections 81A, through 81GG, Subdivision Control and all amendments thereto and the Town of Barnstable Chapter 801, Subdivision Regulations of the Code of the Town of Barnstable you are hereby notified of a Public Hearing to be held to consider Subdivision No. 820. The plan for this subdivision is entitled “Definitive Plan of Land in West Barnstable, MA “Wayside Lane Ext.”” as prepared for Stephen E. Wallace et al. The plan proposes the division of 5.84 acres addressed 0 High Street, West Barnstable into two developable lots and the extension of Wayside Lane to serve the new lots. The subject property is shown on Assessors Map 110 as Parcel 007.

- *Opened February 25, 2013, continued April 22, 2013, and to June 24, 2013. Continued to provide time for: revised plans to reflect land ownership, detail alignment of pavement at “T” turn-around, draft Conservation Restriction for subdivision lots, Access Easement to Town (draft, review & approval), Barnstable Fire Department review, Engineering approval of road name, Draft Homeowners Association document.*
- *Application submitted January 15, 2013, extended 90-days – filing of Decision due July 12, 2013.*
- *Email correspondence dated June 12, 2013, with attached list of items to be submitted as sent to Dan Ojala*
- *Draft Declaration of Conservation Restriction and Easement received June 17, 2013 from Dan Ojala*

Special Permit:

7:00 P.M. Public Hearing (Continued)

**Modification of PIAHD Special Permit Settler's Landing II -
Subdivision No. 812 - Martha M. Morin, Trustee of Settlers
Landing Realty Trust II**

The Planning Board acting under the General Laws of the Commonwealth of Massachusetts, Chapter 40A, Section 9, and all amendments thereto and the Town of Barnstable Zoning Ordinances will open a Public Hearing to consider an application for a fourth Modification for the Private Initiated Affordable Housing Development (PIAHD) Special Permit issued for Settlers Landing II - Subdivision No. 812. The Petitioner, Martha M. Morin, Trustee of Settlers Landing Realty Trust II, is seeking:

- To add two new house plans, identified as the "Dover Plan" containing approximately 2,051 square feet of living area and the "Chatham Plan" containing approximately 1,736 square feet of living area to the list of the 11 approved house design plans for the development and,
- To allow for up to five of the 29 dwellings to be built as four-bedroom homes provided the fourth bedroom is created within an approved house design plan.

The locus is the southern 7.75 acres of the subdivision commonly know as Settler's Landing located off Castlewood Circle in Hyannis, MA. The 29 parcels are shown on Assessor's Map 273 as Parcel 122, Lots 013 through 027 and Assessor's Map 272 as Parcels 212 to 225. The lots are addressed from 75 to 174 Settler's Landing, Hyannis, MA. The locus is Zoned Residential C-1.

- The hearing was opened May 13, 2013, at which time the Board decided to bifurcate the application into Part 1 and Part 2. Part 1 covered the request to allow two new house style plans to be introduced and Part 2 covered the request to allow up to 5 of the homes to be built as four bedroom single family dwellings. At the May 13th hearing, the Board granted Part 1 allowing for a twelfth and thirteenth house plan to be used. Part 2 was continued to June 24, 2013 to allow further review of the issues.
- *Copy of Request for Review and Opinion as sent to Town Attorney, Ruth Weil, dated June 20, 2013, enclosed*

Correspondence: Department of Environmental Protection notice dated June 11, 2013, Public Water System Sanitary Survey for Sandy Terraces Associates/Eastman.

Approval of Minutes: Approval of February 25, 2013, Board Meeting Minutes – *Copy of minutes attached.*

Future Meetings: Regularly Scheduled Board Meetings: July 8, 2013, and July 22, 2013, @ 7:00 p.m.

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Planning Board Office, Growth Management Department, 200 Main Street, Hyannis, MA