

Town of Barnstable Planning Board Agenda February 11, 2013

The following items are anticipated to be discussed and perhaps acted upon by the Barnstable Planning Board Barnstable Town Hall, Hearing Room - 2nd Floor, 367 Main Street, Hyannis, MA,.

Meeting notice previously filed with Town Clerk - Revised as of; 2-06-2013

Approval Not Required Plans: None

Subdivisions: None

Public Hearings:

7:00 pm Public Hearing

Regulatory Agreement No. 2013- 01 Cape Cod Distillery LLC

To all persons deemed interested in the Planning Board acting under Chapter 168 of the Code of the Town of Barnstable, Regulatory Agreements and the General Laws of the Commonwealth of Massachusetts, and the Zoning Ordinances of the Town of Barnstable, specifically Section 240-24.1 Hyannis Village Zoning Districts, you are hereby notified of a Public Hearing to consider Regulatory Agreement No. 2013-01. That is Cape Cod Distillery LLC seeking to enter into a Regulatory Agreement with the Town of Barnstable to reuse the properties located at 411 Barnstable Road, Hyannis for a small scale distilling of alcoholic spirits and accessory retail sales of spirits distilled on-site. The property is zoned HG – Hyannis Gateway District and is shown on Assessor's Map 311, as Parcel 033.

The Regulatory Agreement seeks waivers from the Barnstable Zoning Ordinances, specifically:

- Section 240-24.1.8.A Hyannis Gateway Permitted Principal Uses to allow a distillery.
- Section 240-24.1.8.C Dimensional, bulk and other requirements, to allow the existing non-conforming setbacks for the proposed new use of the site.
- Additionally, applicant seeks any necessary relief from applicable parking requirements.
- Staff Information, copies of the Application, Jurisdictional Determination Form, Plans and associated documents enclosed.

7:15 pm Public Hearing - Continued

Third Modification to Regulatory Agreement 2007-02, 89 Lewis Bay LLC - Property at 89 Lewis Bay Road and 42 South St., Hyannis

89 Lewis Bay, LLC has filed an application to modify and amend the existing Regulatory Agreement No. 2007-02, as modified. The applicant seeks to modify and amend the existing Regulatory Agreement authorizing the rehabilitation and expansion of a structure at 89 Lewis Bay Road with related parking at 42 South Street, Hyannis. The existing Regulatory Agreement granted relief from density, parking, setbacks, building height and lot coverage requirements to allow 42 residential units in ±60,000 sq.ft and ±20,000 sq.ft of ground floor space for medical

offices and all other uses permitted in the Medical Services District. A modification of the Regulatory Agreement was granted to allow educational uses, including culinary arts, in 8,000 sq.ft of ground floor space. The Applicant presently seeks to modify the Agreement to construct an accessory one-story 12-bay detached garage of ±2,960 sq.ft. The accessory garage is proposed to be located at the rear west end of the parking lot on 42 South Street. The subject properties are addressed 89 Lewis Bay Road and 42 South Street, Hyannis, MA as shown on Assessor's Map 327 as Parcels 223 and 241. The property is zoned Hyannis Village Medical Services District and Harbor District. (Precinct 9)

- Opened November 26, 2012, continued January 14, 2013, January 28, 2013, and to February 11, 2013. Staff Report, Application, and relevant materials previously distributed.
- Continued for Second Public Hearing and further review.

Correspondence: Cape Cod Commission Minor Modification Notice dated January 25, 2013, for Cape Cod

Hospital/Development of Regional Impact Decision/Revised Project.

Future Meetings: Regularly Scheduled Meetings: February 25, 2013 and March 11, 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 Growth Management Department, Planning Board Office at 200 Main Street, Hyannis, MA