

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, February 11, 2013, and to February 25, 2013. Staff Report, Application, and relevant materials previously distributed.*
- *Continued for further review. Revised Site Plan (2/19/2013) showing motion lighting to rear of proposed garage structure has been submitted (copy enclosed).*

Zoning Amendments:

7:00 P.M. Public Hearing - Continued

Zoning Amendment 2013-055 Medical Marijuana Treatment Centers

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 to take comment upon the following proposed amendment to the Code of the Town of Barnstable, Chapter 240, the Zoning Ordinance. Amendments to Chapter 240 include: Section 240-6 Zoning Map to include a Medical Marijuana Treatment Centers Overlay District; adding to reserved Section 240-30 Medical Marijuana Treatment Centers Overlay District Special Permit; and Section 240-128 Definition to add definitions pursuant to the Medical Marijuana Treatment Center Overlay District.

This hearing opened January 14, 2013, continued January 28, 2013 and to February 25, 2013, continued for further review

Copy of proposed amendment (T.C. Item No. 2013-055) enclosed.

7:30 P.M. Public Hearing

Proposed Zoning Amendment 2013-060 – Prohibiting Use Variance within 300 feet of Route 6A

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 25, 2013, at 7:30 p.m. in the Hearing Room of the Barnstable Town Hall, 367 Main Street, Hyannis, MA. The purpose of this hearing is to take comment upon a proposed amendment to the Code of the Town of Barnstable, Chapter 240, The Zoning Ordinance, Article XII, Administration and Enforcement, Section 240-125B (1) Zoning Board of Appeals, General Powers, Paragraph (e) Use Variance. The amendment proposes to prohibit the granting of Use Variances within 300 feet of Route 6A in West Barnstable and Barnstable Village. This proposed amendment was referred to the Planning Board for a public hearing by Town Council Item No. 2013-060.

Copy of the proposed amendment (T.C. Item No. 2013-060) is enclosed.

Correspondence:

Federal Emergency Management Agency (FEMA) notification of Discovery Meeting (Work Map Meeting) to introduce FEMA's Risk MAP (Mapping, Assessment & Planning) Program and review of community work flood risk maps. This meeting will be held in Barnstable Town Hall, 2nd Floor Hearing Room, Monday, February 25, 2013 from 9:00 AM to 10:00 AM (copy of FEMA letter enclosed).

Future Meetings: Regularly Scheduled Board Meetings: March 11, 2013, and March 25, 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