



Town of Barnstable Planning Board



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Board Members

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Growth Management Department Staff Support

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Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AGENDA January 12, 2015

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor
Meeting notice previously filed with Town Clerk - Revised as of; 12-22-2014

Call to Order: Introduction of Board Members – All members present introduce themselves

Notice of Recording: This meeting is being recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

Approval Not Required Plans:

Rosenthal - A plan entitled “Approval Not Required Being a Subdivision of Lot 54 Land Court Plan 11542-7 (pending)” location 166 Peppercorn Lane F.K.A.300 Vineyard Road Cotuit, MA prepared for Prudence Rosenthal as drawn by Baxter Nye Engineering & Surveying dated December 19, 2014 has been submitted for endorsement as an Approval Not Required Plan. The plan intends to divide an existing 11.03-acre parcel of land into two lots numbered 69 and 70 on the plan. Lot 69 is to be 6.1-acre lot and Lot 70 is to be a 5.8-acre lot. Both lots front on Vineyard Road. The subject property is addressed 166 Peppercorn Lane, Cotuit, MA (formerly addressed 300 Vineyard Road, Cotuit MA) and is shown on Assessor’s Map 004 as parcel 013. The property is zoned Residential F and is in the Resource Protection Overlay District.

Staff Report, Application and Copy of Plan enclosed

Hamblin - A plan entitled “Approval Not Required Plan #710 & #714 River Road & #499 Whistleberry Road in Marstons Mills, Barnstable, Massachusetts” dated December 22, 2014 as prepared for John & Jeannette Hamblin by EAS Survey, Inc. has been submitted for endorsement as an Approval Not Required Plan. The plan intends to unite two existing cranberry bog lots addressed 710 and 714 River Road into a single lot of 32.77 acres and segment a proposed new developable lot of 2.52 acres from the westerly side of the subject property. The new developable lot is to front 150 feet on River Road. The subject property is addressed 710 and 714 River Road, Marstons Mills, MA and is shown on Assessor’s Map 044 as parcels 027 & 028. The property is zoned Residential F and is in the Resource Protection Overlay District.

Staff Report, Application and Copy of Plan enclosed

Open Space Special Permit Modification:

7:00 PM - Public Hearing

**Open Space Special Permit - Waiver Setback Request
Lot 5 of Subdivision No. 679 Bog Berry Knoll**

The Planning Board acting under Chapter 41, Sections 81W and Chapter 40A Section 9 of the General Laws of the Commonwealth of Massachusetts and Chapter 801 of the Code of the Town of Barnstable, the Subdivision Rules and Regulations, will hold a Public Hearing to consider an application by William A. Kelly for a Special Permit to waive the required rear yard setback for Lot No. 5 in Subdivision 679 “Bog Berry Knoll”.

The Special Permit is being sought in accordance with provision Number 5 of the Open Space Residential Development Open Space Special Permit issued by the Planning Board on January 6, 1988. Lot No. 5 in Subdivision No. 679 is commonly addressed 25 Bog Berry Lane, Marstons Mills, MA and is shown on Assessors Map 044 as parcel 007-004

Staff Report and Application enclosed

Signage Special Permit:

7:00 PM - Public Hearing

**Mariana P. Costa, Dream Homes & Estates
Petition No. 2015-001 for Hardship Location Sign**

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 - this Public Hearing will consider the Special Permit Petition of Mariana P. Costa, Dream Homes & Estates seeking to locate an A-Frame sign at 569 Main Street, Hyannis. The permit is being sought pursuant to Section 240-71(E)(3) Hardship Location Sign - Hyannis Village Business District. The subject property is addressed Unit D3 of the Hyannis Oaks Condominium, 569 Main Street, Hyannis, MA and is shown on Assessor's Map 308, Parcel 111, Unit 00F.

Staff Report and Application enclosed

Zoning Map Amendment:

7:00 PM - Public Hearing

TC Item No. 2015-048 - To Extend the HB Highway Business District along Route 132 & Adjust the B Business District

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 to take comment on a proposed zoning map amendment to extend the HB Highway Business District along Route 132 (Iyannough Road) to Attucks Lane and adjust the abutting B Business Zoning District to follow property lines.

The proposed changes are to rezone three parcels, addressed 1582 Iyannough Road (Route 132) Barnstable, MA, 1520 Iyannough Road (Route 132), Barnstable, Hyannis & Centerville, MA and 131 Attucks Lane, Barnstable MA, from Residence D-1 and Residence F-1 to HB, Highway Business, and to adjust the Business B zoning line on two neighboring parcels, addressed 1470 Iyannough Road (Route 132), Barnstable MA and 241 Attucks Lane, Barnstable MA, such that the Business B Zoning District encompasses all of the lots and the Business B zoning line follows existing property lines. This amendment was referred to the Planning Board for a public hearing by Town Council Item No. 2015-048.

Staff Report and Copy of TC Item No. 2015-048 enclosed

Follow-up Information:

**Whistleberry Subdivision No. 454
Developer Schedule/Time-frame for Completion**

At the conclusion of the October 27, 2014 discussion that clarified the scope of work necessary to complete the Whistleberry Subdivision the Board requested and the developer agreed to provide a schedule/time-frame for completion.

Copy of that proposed schedule/time-frame from Attorney Michael Schulz is enclosed.

Correspondence:

Request for review of Comprehensive Permit for a Habitat for Humanity application.
Possible discussion if the Board desires.

Copies of the application are enclosed

Approval of Minutes:

Approval of November 24, 2014, Board Meeting Minutes – *copy enclosed*

Future Meetings:

Regularly Scheduled Meetings: January 26 and February 9, 2015 @ 7:00 PM.

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 Board may go into executive session. The Board 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, Growth Management Department, 200 Main Street, Hyannis, MA