



# Town of Barnstable Planning Board



[www.town.barnstable.ma.us/Planning Board](http://www.town.barnstable.ma.us/Planning Board)

## Board Members

Paul R. Curley, Chair   Stephen Helman, Vice Chair   Felicia R. Penn, Clerk   Mark R. Ferro   Raymond B. Lang   David P. Munsell   Patrick Princi  
Town Council Liaison – John T. Norman

## Growth Management Department Staff Support

Art Traczyk, Design/Regulatory Review Planner - [art.traczyk@town.barnstable.ma.us](mailto:art.traczyk@town.barnstable.ma.us)  
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## AGENDA March 23, 2015

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; 03-11-2015

**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:**

**Gevorgyan** - A plan entitled “Approval Not Required Subdivision Plan prepared for Mr. Garik Gevorgyan” for property at 36 Old Colony Road, Hyannis MA, as drawn by Baxter Nye Engineering & Surveying dated 09/03/2014, last revised 1/5/2015 has been submitted for endorsement as an Approval Not Required Plan. The plan intends to divide an existing 0.77-acre parcel of land into two lots. Both lots front Old Colony Road. Lot 1 is shown as 0.32-acres and Lot 2 as 0.45-acres in area. The property has the benefit of Bulk Variance No. 2015-001 issued by the Zoning Board of Appeals granting relief to minimum lot area and shape factor. The property is addressed 36 Old Colony Road, Hyannis, MA, shown on Assessor’s Map 306 as parcel 117, and zoned Residence B.

*Staff Report, plan and Application Materials enclosed*

**Airview LLC** - A plan entitled “Approval Not Required Plan of Land ... prepared for Airview LLC” for property at 467 Iyannough Road Hyannis, MA, as drawn by Baxter Nye Engineering & Surveying dated 03/09/2015 has been submitted for endorsement as an Approval Not Required Plan. The plan intends to divide-off a 953 sq.ft. area from the existing 1.23-area parcel to correct an infringement from an abutting property. No new independently developable lot is being created. The property is addressed 467 Iyannough Road (Route 28), Hyannis, MA, shown on Assessor’s Map 311 as parcel 027, zoned Hyannis Gateway (HG).

*Staff Report, plan and Application Materials enclosed*

### **Zoning Amendment Public Hearing**

7:00 PM   TC Item No. 2015-071

**Amend §240-39 Shopping Center Redevelopment Overlay District (SCROD) to allow by special permit a drive-through restaurant**

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, March 23, 2015, at 7:00 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 on a proposed zoning amendment to §240-39, Shopping Center Redevelopment Overlay District (SCROD). The amendment proposes to permit a Drive-through Restaurant by special permit from the Zoning Board of Appeals within an area of the SCROD overlay district to be designated “Drive-through Restaurant Sub Zone”.

The Drive-through Restaurant Sub Zone encompassed that part of the SCROD overlay district located southwesterly of Iyannough Road/Route 132 and Enterprise Road. The amendment also proposes that within the Sub Zone the required front

yard setback on Iyannough Road/Route 132 be reduced to 50-feet and that one freestanding exterior sign be permitted within the Sub Zone in addition to that signage permitted in the SCROD overlay district.

*Copy of TC Item No. 2015-071 enclosed*

**Discussion Item:**

**Whistleberry – Subdivision No. 454**

A January 26, 2015 letter from Attorney Brian J. Wall has requested the Board to reconsider the January 12, 2015 vote to accept the construction schedule proposed by the developer for the Whistleberry Subdivision. This discussion includes potential vote of the Board to amend or modify that prior vote on accepting the construction schedule.

*Copies of: January 26, 2015 letter from Attorney Wall, January 12, 2015 letter from Attorney Schulz (completion schedule), and excerpts from the Boards' October 27, 2014 & January 12, 2015 meeting minutes are enclosed.*

**Approval of Minutes:** Approval of March 9, 2015, Board Meeting Minutes – *copy enclosed*

**Future Meetings:** Regularly Scheduled Meetings: April 13 & 27, 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