



# Town of Barnstable Planning Board



[www.townofbarnstable.us/PlanningBoard](http://www.townofbarnstable.us/PlanningBoard)

## Board Members

Steven Costello, Chair   Jeffrey Swartz, Vice Chair   Patrick Foran, Clerk   Marry Barry   Stephen Robichaud   Aimee Guthinger  
Town Council Liaison – Mathew Levesque

## Planning & Development Dept. Staff

Elizabeth Jenkins, AICP, Director - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Paul Wackrow, Senior Planner – [paul.wackrow@town.barnstable.ma.us](mailto:paul.wackrow@town.barnstable.ma.us)  
Karen Herrand, Principal Assistant - [karen.herrand@town.barnstable.ma.us](mailto:karen.herrand@town.barnstable.ma.us)

## AGENDA

**April 27, 2020**

Meeting notice previously filed with Town Clerk

In accordance with the Governor's Order Assuring Continued Operation of Essential Services in the Commonwealth, Closing Certain Workplaces, and Prohibiting Gathering of More Than 10 People issued on March 24, 2020 and extended on March 31, the April 27, 2020, the public meeting of the Planning Board shall be physically closed to the public to avoid group congregation.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Planning Board meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Planning Board by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: <https://zoom.us/j/97079207986>

Phone: 888 475 4499 US Toll-free - Meeting ID: 970 7920 7986

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to [Paul.Wackrow@town.barnstable.ma.us](mailto:Paul.Wackrow@town.barnstable.ma.us), so that they may be displayed for remote public access viewing.

**Call to Order:** Introduction of Board Members and Staff Members

**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.

Regulatory Agreement No. 2019-03 – 451 & 467 Iyannough Rd., and 400 Barnstable Rd., Hyannis, Massachusetts, Map 311 Parcels 082, 081 and 030-001 - Airview LLC seeks to enter into a Regulatory Agreement with the Town of Barnstable to redevelop three parcels with two new retail structures. The development would also include an access easement over property shown on Assessor's Map 311, Parcel 030/001 (400 Barnstable Rd.). It is zoned HG – Hyannis Gateway District; Groundwater Protection Overlay District; and Well Protection Overlay District. *Continued from December 9, 2019, January 13, 2020, February 10, 2020, February 24, 2020, March 9, 2020, March 23, 2020 and April 13, 2020.*

Updated Application Materials available via this link:

<https://tobshare.town.barnstable.ma.us/link/sO1zXXBu62gklyCQJ0cZMp>

Modification to Subdivision No. 367 – Hi-River Road, Marstons Mills – Arnold O. Johnson has applied to modify subdivision No. 367. The request is to modify the road covenant required by the 1976 subdivision approval in order to allow the release of Lot 8 subject to the installation of a road conforming to applicable

Subdivision Rules & Regulations along the length of frontage of Lot 8. The existing covenant is recorded in Book 2365, Page 339 at the Barnstable County Registry of Deeds. The application states the release of Lot 8 would allow the applicant to operate a tree farm on Lots 8, 7, 6, and 5, but would not allow residential construction on any of the said four lots. *Continued from March 23, 2020 and April 13, 2020.*

*Link to Application Materials:* <https://tobshare.town.barnstable.ma.us/link/9bScd7esjQz3FTmt6tbIYY>

#### Revision of Development of Regional Impact Thresholds in the Industrial and Services Trade Area

The Town of Barnstable is seeking to revise Development of Regional Impact Thresholds within the Industrial Service and Trade Area, pursuant to Chapter H of the Cape Cod Commission Regulations of General Application. The Cape Cod Commission previously approved revised project thresholds in the mapped Economic Centers and Industrial Service & Trade Areas outside of the Growth Incentive Zone pursuant to Chapter H on April 4, 2019. The Town of Barnstable is seeking to revise the 2019 Chapter H Decision to amend the threshold revision applicable in the Industrial Service and Trade Areas, as mapped in that decision. The request is to allow the revised DRI threshold of 40,000 sq.ft to apply to a third category of land use, wholesale use. The Planning Board will hold a public hearing on the proposed revision of Development of Regional Impact Thresholds on Monday, March 23, 2020 at 7:00 p.m. at Town Hall, James H. Crocker, Jr. Hearing Room, 367 Main Street, Hyannis, MA and may vote to authorize the Town Manager to submit this application subject to Town Council approval. *Continued from March 23, 2020, and April 13, 2020.*

*Link to Previous Application Materials:*

<https://townofbarnstable.us/Departments/planninganddevelopment/pageview.asp?file=Projects\Cape-Cod-Commission-Chapter-H-Application.html&title=Cape%20Cod%20Commission%20Chapter%20H%20Application&exp=Projects>

#### **Approval of Minutes:**

April 13, 2020, draft minutes

#### **Upcoming Events/Workshops**

#### **Matters Not Reasonably Anticipated by the Chair:**

**Future Meetings:** May 11, 2020; June 8, 2020 @ 7:00 p.m.

#### **Adjournment**

**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 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, Planning & Development Department, 200 Main Street, Hyannis, MA.