



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

Steven Costello, Chair Stephen Robichaud, Vice Chair Mary Barry, Clerk Robert Twiss Michael Mecenas Raymond Sexton Tim O'Neill
Town Council Liaison – Mathew Levesque

Planning & Development Dept. Staff

Elizabeth Jenkins, AICP, Director - elizabeth.jenkins@town.barnstable.ma.us
Kate Maldonado, Assistant Director - kaitlyn.maldonado@town.barnstable.ma.us
James Kupfer, AICP, Senior Planner – james.kupfer@town.barnstable.ma.us
Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AGENDA

April 25, 2022

Meeting notice previously filed with Town Clerk

The Planning Board's Public Hearing will be held at 7:00 p.m. by remote participation methods. 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://us06web.zoom.us/j/84611106044>

Phone: 888 475 4499 US Toll-free

Meeting ID: 846 1110 6044

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely 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 so that they may be displayed for remote public access viewing.

Application materials may be accessed by contacting Karen.herrand@town.barnstable.ma.us or calling 508-862-4064.

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.

Public Comment

Subdivisions:

Pilots Way, Sub. No. 288, Modification of Definitive Subdivision, Deacon Crocker, Trustee seeks to amend the approved Definitive Subdivision plan, #288, as required by the existing covenant and plan in order to modify the roadway known as Pilots Way. (Majority of Full Board) (Click [HERE](#) for application materials)

Regulatory Agreements:

Modification to RA 2017-003 Sea Captain's Row, CapeBuilt Pleasant Street, LLC seeks to modify Regulatory Agreement No. 2017-003 to include the addition of a single one-bedroom "walkout" apartment to be added in the basement level of each of the two buildings that were previously approved as Buildings A and B. This will increase the total project unit count from 60 to 62. The Applicant also seeks to modify the relief previously

granted from the General Ordinance, Chapter 9, Article I Inclusionary Affordable Housing Requirements – Section 9-4-D. to allow for two 1-bedroom apartments at 50% of Area Median Income on a “floating” basis dispersed within the forty-four (44) rental apartments in Phase One. (Majority of members present and voting) (Click [HERE](#) for application materials)

Staff Updates

[Proposed Local Initiative Program Applications Policy Adoption](#)

Local Comprehensive Plan

Matters Not Reasonably Anticipated by the Chair

Correspondence

Approval of Minutes

[April 11, 2022, draft minutes](#)

Future Meetings: May 9th and May 23rd, 2022, @ 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 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 by contacting Karen.Herrand@town.barnstable.ma.us or calling 508-862-4064.