



**Town of Barnstable
Planning Board
Minutes
April 27, 2009**

Patrick Princi – Chair	Present
Paul Curley	Present
Raymond Lang	Present
David Munsell	Present
Felicia Penn	Present
Matthew Teague	Present
Marlene Weir	Present

Also present were Growth Management staff Jo Anne Miller Buntich, Director; Jackie Etsten, Principal Planner; and Ellen Swinarski, Regulatory Review Coordinator. A quorum being met, Chairman Princi opened the meeting at 7:00 PM.

Approval Not Required Plan – Cardarelli – Attorney Mark Boudreau was present on behalf of John and Ralph Cardarelli. Property is located at 644 and 626 West Main Street, Hyannis. A condition of the ZBA was that a piece of land at 644 West Main be swapped for best configuration of the parcel. Jackie Etsten stated that this plan is consistent with the plan the ZBA has approved.

Motion was duly made by Felicia Penn, seconded by Marlene Weir, to approve the ANR as presented. So voted unanimously to approve.

Subdivisions

Covenant Modification Request – Cape Cod Hospital – Wilkens Ambulatory Medical Complex – off Gonsalves Road, Hyannis. A motion was duly made by Felicia Penn, seconded by Marlene Weir, to continue the hearing to June 8, 2009. So voted unanimously to approve.

A letter requesting the release of lots 2 and 3 from covenant in Subdivision No. 734 John Maki Road, West Barnstable was received on April 22, 2009. Steve Seymour recommended release for both lots. A motion was made by Felicia Penn, seconded by Dave Munsell, to release lots 2 and 3 from covenant in Subdivision No. 734 John Maki Road, West Barnstable. So voted unanimously to approve.

Review of Preliminary Plan for Subdivision #818 “Open Space Plan of Land in Barnstable MA Prepared for Leslie Gimbel, Trustee et al”. Application for approval of a Special Permit and Open Space Residential Subdivision Plan has been filed for land containing 29.2 acres and located at Pine Lane, Old Jail Lane, Uncle Holmes Way and Offshoot Road in Barnstable Village.

Attorney Sarah Turano-Flores and Dan Ojala of Down Cape Engineering were present to represent the applicant. Attorney Turano-Flores provided some background on the subdivision. The goal is to preserve 17 acres to the west of Uncle Holmes Way with a conservation restriction; lots 13 through 18 will be acquired by the Barnstable Fire District. The preliminary plan proposes an 18 lot subdivision with 60% open space.

A motion was duly made by Felicia Penn to recommend the open space as the preliminary open space plan and that staff recommendations as listed on page 4 of staff memo dated April 24, 2009 be included and that applicant consider discouraging further vehicular access on Pine Lane at perhaps Lot 12 and that there be a treatment in the town way that would encourage no vehicular access beyond that point. All other comments noted tonight should also be included in the preliminary plan. Ray Lang seconds. Motion unanimously approved.

Impulse LLC/Hilton Garden Inn – Regulatory Agreement 2008-03 Continued Public Hearing – Glen Cannon, Transportation Engineer for the Cape Cod Commission discussed his April 17, 2009 memo to the Planning Board. Mr. Cannon also received a memo from the applicant's transportation engineer dated April 25, 2009 which was distributed to the members. The outstanding issue from the prior meeting was the trip generation; a meeting was subsequently held with staff from Growth Management as well as the applicant's transportation engineer. It was agreed that the peak hours trip generation difference would be 99 trips. Mr. Cannon stated that the comments from his February 6th memo still stand; there is still a significant amount of traffic generated from this project on a congested and hazardous section of route 28.

Meeting was opened for public comment and correspondence received relative to the project was summarized by Ms. Penn.

A motion was then made by Ray Lang, seconded by David Munsell, to close the public hearing. So voted unanimously to close.

Chair Princi said that the Board will continue to deliberate and will have a decision soon; he thanked everyone for their input and participation.

The following minutes were approved:

Planning Board Meeting Minutes of February 23, 2009

Subcommittee Meeting Minutes of January 6, 2009; January 14, 2009; January 20, 2009; February 17, 2009 and March 3, 2009

Motion was duly made and seconded, and unanimously voted to adjourn.

Transcribed and submitted,

Marjorie Watson

Administrative Assistant

Growth Management Department

Next Meeting: May 11, 2009

Further detail may be obtained by viewing the video via Channel 18 on demand at
<http://www.town.barnstable.ma.us>