



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Board Members

Stephen Helman – Chair Raymond Lang – Vice Chair David Munsell – Clerk Paul R. Curley Mark R. Ferro
John Norman – Town Council Liaison

Staff Support

Art Traczyk – Design/Regulatory Review Planner – art.traczyk@town.barnstable.ma.us
Karen Herrand – Principal Assistant - karen.herrand@town.barnstable.ma.us

Town of Barnstable Planning Board Minutes July 27, 2015

Stephen Helman – Chairman	Present
Raymond Lang – Vice Chairman	Present
David Munsell – Clerk	Present
Paul R. Curley	Present
Mark Ferro	Not Present

Also in attendance were JoAnne Miller Buntich, Director, and Karen Herrand, Principal Assistant, Growth Management Dept.

Call to Order:

Introductions:

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: A plan of land for 710 & 714 River Road and 499 Whistleberry Road, Marstons Mills, Barnstable, MA, dated May 27, 2015, prepared for John & Jeannette Hamblin.

Edward Stone of EAS Survey in attendance for the Applicant. He gives a brief explanation. They will eventually combine/acquire all the property. Use for cranberry farming. Whistleberry has frontage. River has frontage.

JoAnne Buntich states one large parcel, this will create 2 plus acres lots and are labeled not a buildable lot so no frontage issues. This is noted on the plan.

David Munsell asks about frontage and why these are non buildable lots?

Edward Stone replies, it is a cranberry bog. There is adequate frontage for the other 28.6 acres. Proper frontage on River Rd. the other two roads.

Paul Curley asks what is the total acreage and how much is buildable?

Edward Stone answers, 35.3 and 2.52 is buildable.

JoAnne Buntich clarifies that the Building Commissioner determines the buildability.

Reference is made to the plan, Exhibit A. Ed Stone points out the building lot and the area for a future easement and where water would come from, buildable areas and the cranberry bog, shared water. The buyer will build his own pump house. These lots will remain farming for cranberries.

JoAnne Buntich clarifies these were never proposed to be buildable lots. How it is assessed has nothing to do with any zoning or any standards moving forward to endorse this plan.

David Munsell asks about frontage.

JoAnne Buntich replies that they are not proposing to create house lots, just dividing up agriculture land and continue the same use.

Ray Lang asks where Lot 710 is? Will parcel B be combined with Lot A1? JoAnne Buntich clarifies that this is a street number/address.

Ed Stone answers/explains that these are street addresses, there is some discrepancy between Assessors and the Fire Dept as to which is the correct number street address. (710 and 714 parcel A and B) Whistleberry is 499.

At this time the buyer proposes to buy these two lots. The Hamblins will retain usage/access/eagress/utility as they do around the entire bog road. Easement is and has been in existence. The width of the easement will vary.

JoAnne Buntich clarifies this is because this easement is for agricultural use, not residential

David Munsell asks about frontage. He's confused about the wording of the lots as 710 and 714 on the plan.


JoAnne Buntich clarifies that it is access for agricultural use. Title block is worded with street addresses. Like to see map and parcel instead.

Motion made by Paul Curley to endorse/approve this ANR, seconded by Stephen Helman, Ray Lang abstains, the vote passes for approval of this ANR.

Future Meetings: Regularly Scheduled Meetings: August 10 and August 24, 2015 @ 7:00 PM.

Motion entertained by Chair Stephen Helman to adjourn, moved by Paul Curley, seconded by Ray Lang, so voted unanimously to adjourn.

The meeting adjourned at 7:40 p.m.

Respectfully Submitted 
by Karen A. Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on January 25, 2016

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

List of Exhibit Documents

Exhibit A - Approval Not Required Plan #710 & #714 River Road & #499 Whistleberry Road in Marstons Mills, Barnstable, Massachusetts – File – ANR Map/Par 044-027-028

APPROVED