



# Town of Barnstable Planning Board



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## Board Members

Paul Curley – Chair   Stephen Helman – Vice Chair   Felicia Penn – Clerk   Patrick Princi   Matthew K. Teague   Raymond Lang   David Munsell  
John Norman – Town Council Liaison

## Staff Support

Art Traczyk – Design/Regulatory Review Planner – [art.traczyk@town.barnstable.ma.us](mailto:art.traczyk@town.barnstable.ma.us)  
Karen Herrand – Principal Assistant – [karen.herrand@town.barnstable.ma.us](mailto:karen.herrand@town.barnstable.ma.us)

## Town of Barnstable Planning Board Minutes January 12, 2015

BARNSTABLE TOWN CLERK

2015 FEB 10 PM 2:13

Paul Curley – Chairman	Present
Stephen Helman – Vice Chairman	Present
Felicia Penn – Clerk	Present
Raymond Lang	Present
David Munsell	Present
Patrick Princi	Present

Also in attendance were Art Traczyk, Regulator/Design Review Planner, and Jo Anne Miller Buntich, Director, Growth Management Dept.

**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:**

**Rosenthal** - A plan entitled “Approval Not Required Being a Subdivision of Lot 54 Land Court Plan 11542-7 (pending)” location 166 Peppercorn Lane F.K.A.300 Vineyard Road Cotuit, MA prepared for Prudence Rosenthal as drawn by Baxter Nye Engineering & Surveying dated December 19, 2014 has been submitted for endorsement as an Approval Not Required Plan. The plan intends to divide an existing 11.03-acre parcel of land into two lots numbered 69 and 70 on the plan. Lot 69 is to be 6.1-acre lot and Lot 70 is to be a 5.8-acre lot. Both lots front on Vineyard Road. The subject property is addressed 166 Peppercorn Lane, Cotuit, MA (formerly addressed 300 Vineyard Road, Cotuit MA) and is shown on Assessor’s Map 004 as parcel 013. The property is zoned Residential F and is in the Resource Protection Overlay District.

Shane Mallon, Land Surveyor from Baxter Nye Engineering in attendance. He makes reference to a rendering of plan (Exhibit A). He gives a brief explanation of the proposed ANR application. There is deeded access.

Felicia Penn asks for clarification as to which road (Vineyard and Peppercorn) is public and private?

Shane Mallon replies that he will make the correction to the Mylar as to which road is public and which road is private, with a new Mylar.

Ray Lang asks when was the road name changed? Asks where the frontage originally was, Peppercorn or Vineyard? Who determines the frontage for these lots? Is lot 70 indicated accurately, via the marsh area?

Shane Mallon answers that the address was changed after they acquired the access easement, in 2000, then the address was altered. The frontage is on Vineyard. The Bldg. Commissioner determines the frontage on the lots. There is a deeded easement from the south, that goes to lot 70, currently a wooded lot.

David Munsell refers to plan dated April 12, 1998, (Exhibit B) which shows lot 53 and the boundary line as solid and dotted on the current plan, what is the difference?

Shane Mallon replies that this is where the easement was acquired by Peppercorn, this has been given to lot 53.

Motion made by Stephen Helman to endorse/approve this ANR plan, seconded by Paul Curley, so voted unanimously to approve.

NOTE – The Mylar and paper plans will have to be changed to reflect the public and private roads.

**Hamblin** - A plan entitled "Approval Not Required Plan #710 & #714 River Road & #499 Whistleberry Road in Marstons Mills, Barnstable, Massachusetts" dated December 22, 2014 as prepared for John & Jeannette Hamblin by EAS Survey, Inc. has been submitted for endorsement as an Approval Not Required Plan. The plan intends to unite two existing cranberry bog lots addressed 710 and 714 River Road into a single lot of 32.77 acres and segment a proposed new developable lot of 2.52 acres from the westerly side of the subject property. The new developable lot is to front 150 feet on River Road. The subject property is addressed 710 and 714 River Road, Marstons Mills, MA and is shown on Assessor's Map 044 as parcels 027 & 028. The property is zoned Residential F and is in the Resource Protection Overlay District.

Edward Stone, of EAS Survey in attendance. He gives a brief explanation of the proposed ANR plan.

Ray Lang asks if this abuts Whistleberry property and if he is aware of the problem that is going on at present?

Ed Stone explains that lot 59 was taken out of the subdivision and they propose no changes to the cranberry bog line. Frontage is on River Rd. They are making no change to the lot lines. This will make legal frontage on Whistleberry and also on River Rd.

Ray Lang asks if anyone has spoken to him from Whistleberry?

David Munsell comments/confirms that Whistleberry seems to be a small corner of the plan.

Ed Stone confirms that it is basically Hamblin property, abutters all around.

JoAnne Buntich interjects that none of this property is governed by the Whistleberry subdivision or any of the covenants and there is no notification procedure for an ANR process.

Paul Curley directs to Staff about clarification of the access area?

Art Traczyk asks for confirmation about the access area (Exhibit C, plan with markings).43 acres, is this to be made part of lot A1, and become part of the lot?

Ed Stone answers yes, this will go with A1, easement goes to the bog.

Motion made by Patrick Princi to endorse/approve this ANR plan, seconded by Stephen Helman, Ray Lang abstains. The ANR is approved.



**Open Space Special Permit Modification:**

**7:00 PM - Public Hearing**

**Open Space Special Permit - Waiver Setback Request  
Lot 5 of Subdivision No. 679 Bog Berry Knoll**

The Planning Board acting under Chapter 41, Sections 81W and Chapter 40A Section 9 of the General Laws of the Commonwealth of Massachusetts and Chapter 801 of the Code of the Town of Barnstable, the Subdivision Rules and Regulations, will hold a Public Hearing to consider an application by William A. Kelly for a Special Permit to waive the required rear yard setback for Lot No. 5 in Subdivision 679 "Bog Berry Knoll".

The Special Permit is being sought in accordance with provision Number 5 of the Open Space Residential Development Open Space Special Permit issued by the Planning Board on January 6, 1988. Lot No. 5 in Subdivision No. 679 is commonly addressed 25 Bog Berry Lane, Marstons Mills, MA and is shown on Assessors Map 044 as parcel 007-004

Chair Paul Curley asks for a motion to open the Public Hearing, moved by Stephen Helman, so voted unanimously.

William A. Kelly, owner of 25 Bog Berry Lane in attendance. He gives a brief explanation of the request. Looking for a setback waiver in an open space. When he bought the house he did not know this problem existed.

Felicia Penn makes comment and asks about the timing of the deck. House bought in 1999 and deck was already there? When was the deck actually built? Clarifies that the deck was attached when he bought the house at that time. The original owner built the deck and did not get a waiver at that time?

William Kelly stated that the deck has always been there and was a feature of the home when he bought it.

Ray Lang comments that the encroachment bothers him and makes reference to a previous situation where open space was involved. He doesn't think the Planning Board can grant a waiver for this.

David Munsell refers to the paperwork (bldg. permit, Exhibit D) it doesn't show a deck at being built at all.

Danielle Chaulk, Realtor with Kinlin Grover, in attendance. She comments that you wouldn't have been able to get an occupancy permit from 1999 if you were just going to step out the door and drop.

William Kelly makes reference to aerial photo (Exhibit E) and states that you can see a set of stairs that goes up the side of the house from the deck itself. He says per his document from Bog Berry Knoll, they can get a waiver through Bog Berry Knoll.

Patrick Princi asks if there is an irrigation system out in the back yard (Exhibit E)?

JoAnne Buntich comments and refers to the aerial photo (Exhibit E) to clarify that this doesn't intrude onto the open space, this is a setback from the property boundary, the deck does not extend into the open space. Pat Princi's point is about an open space violation.

Ray Lang asks if the Bldg. Commissioner would have plans on record about the deck? Reference to aerial photos (Exhibit E).

Danielle Chaulk states that there is a copy of the plan at Building Dept.

Chair Paul Curley asks if there is any public comment?

Walter Watson in attendance. In the history of this subdivision Lot 1 in 1998 or 1999 got the same form of relief granted at that time. This type of setback waiver was approved before.

Danielle Chaulk states that this is only a couple of feet on the corner of the deck.

Chair Paul Curley reviews the majority vote needed for this approval and asks what the Board thinks.

Chair Paul Curley would support this modification. Patrick Princi would support it. David Munsell would support it. Stephen Helman would support it. Felicia Penn would support it, Ray Lang would not support it.

Patrick Princi reads the proposed findings into record as follows: (Exhibit F)

If the Board should entertain to grant the amendment it may wish to consider the following proposed findings:

- 1 The Applicant in this petition is William A. Kelly owner of property addressed 25 Bog Berry Lane, Marstons Mills, MA. The subject property is Lot No. 5 of Subdivision No. 679 "Bog Berry Knoll", an open space subdivision of land endorsed by the Planning Board on January 14, 1988. The subdivision was also approved subject to an Open Space Residential Development Special Permit issued January 6, 1988.
- 2 Provision 5 of the 1988 Open Space Residential Development Special Permit for Subdivision No. 679 authorizes the Planning Board to grant a subsequent special permit to waive setback requirements for any individual building lot within the subdivision. It specifically provides for waiver of up to seven and one-half (7 ½) feet for the side and rear setbacks.
- 3 The Applicant has requested that a waiver to the rear yard setback requirement be granted to allow an existing deck to remain as located 9.8 feet off the rear property line where 15 feet is now required. The deck has been known to exist as located for at least 6 plus years.
- 4 Granting the waiver will not represent a detriment to the public good or the neighborhood affected as the deck has existed in its present configuration and setback for a number of years, it is buffered by protected common open space and there is no proposed change to what exists today.
- 5 Granting the waiver as provided for in Provision 5 of the 1988 Open Space Residential Development Special Permit is within of the spirit and intent of the open space subdivision "Bog Berry Knoll". Reducing the setback requirement from 15 feet to 9.8 feet will result in a better design layout for Lot 5 that will still protect the natural and scenic resources in the area.

Felicia Penn suggests making a modification to number 3 or 4 to reflect that the present configuration and setback since 1999 for a number of years...(number 4).

Stephen Helman reads the Draft Motion & Conditions into record:

If the Board is inclined to grant the petition, it may wish to consider the following motion and conditions:

To grant the petition to waive the rear yard setback for Lot No. 5 in Subdivision 679 to 9.8 feet provided all of the following conditions are maintained.

- 1 This waived setback shall only apply to open-air first-floor decks specifically as they now exist and as shown on plan submitted with the application entitled Plot Plan at 25 Bog Berry Ln, Barnstable (Marstons Mills) Mass, dated December 11, 2014, as drawn by CapeSurv, and stamped Richard R. L'Heureux, Professional Land Surveyor.
- 2 The waived rear yard setback shall not now nor in the future be applied to any enclosed building or any accessory building or structure. It is granted only for the existing first-floor deck as it now exists.
- 3 The applicant shall implement this permit within 2-years of its grant by applying for and securing a building permit and building inspection for the existing deck.



Motion entertained by Chair Paul Curley to close the Public Hearing, moved by Stephen Helman, seconded by Felicia Penn, so voted unanimously.

David Munsell asks about Condition Number 3 and need to request for Building Permit.

Art Traczyk clarifies that the Bldg. Dept. does not have a copy of the plan at this time, in their files. They do not know about this infringement into the setbacks. So now they will apply for the Building Permit.

Board Members vote to approve the modification, Chair Paul Curley, Stephen Helman, Patrick Princi, David Munsell, and Felicia Penn all vote yes. Ray Lang abstains, votes no. The modification is approved.

**Signage Special Permit:**

**7:00 PM - Public Hearing**

**Mariana P. Costa, Dream Homes & Estates  
Petition No. 2015-001 for Hardship Location Sign**

The Planning Board acting under Chapter 40A, Section 9, and all amendments thereto of the General Laws of the Commonwealth of Massachusetts and the Town of Barnstable Zoning Ordinances, specifically Section 240-24.1 Hyannis Village Zoning Districts - this Public Hearing will consider the Special Permit Petition of Mariana P. Costa, Dream Homes & Estates seeking to locate an A-Frame sign at 569 Main Street, Hyannis. The permit is being sought pursuant to Section 240-71(E)(3) Hardship Location Sign - Hyannis Village Business District. The subject property is addressed Unit D3 of the Hyannis Oaks Condominium, 569 Main Street, Hyannis, MA and is shown on Assessor's Map 308, Parcel 111, Unit 00F.

Chair Paul Curley entertains a motion to open the Public Hearing, moved by Felicia Penn, seconded by Ray Lang, so voted unanimously.

Art Traczyk states that the application is incomplete. The applicant is not present.

Chair Paul Curley entertains a motion to continue, moved by Ray Lang to continue to Feb. 9<sup>th</sup> at 7 p.m. , seconded by Felicia Penn, so voted unanimously to continue.

**Zoning Map Amendment:**

**7:00 PM - Public Hearing**

**TC Item No. 2015-048 - To Extend the HB Highway  
Business District along Route 132 & Adjust the B  
Business District**

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 to take comment on a proposed zoning map amendment to extend the HB Highway Business District along Route 132 (Iyannough Road) to Attucks Lane and adjust the abutting B Business Zoning District to follow property lines.

The proposed changes are to rezone three parcels, addressed 1582 Iyannough Road (Route 132) Barnstable, MA, 1520 Iyannough Road (Route 132), Barnstable, Hyannis & Centerville, MA and 131 Attucks Lane, Barnstable MA, from Residence D-1 and Residence F-1 to HB, Highway Business, and to adjust the Business B zoning line on two neighboring parcels, addressed 1470 Iyannough Road (Route 132), Barnstable MA and 241 Attucks Lane, Barnstable MA, such that the Business B Zoning District encompasses all of the lots and the Business B zoning line follows existing property lines. This amendment was referred to the Planning Board for a public hearing by Town Council Item No. 2015-048.

Felicia Penn reads the Staff Report into record as follows:

**Background:**

Town Council Item No. 2015-048, proposes to amend the Zoning Map of the Town of Barnstable by:

1. Extending the Highway Business (HB) District along Route 132 (Iyannough Road) at the juncture of the village lines of Hyannis, Centerville and Barnstable. The expansion of the district as proposed is



to rezone some 10.15 acres (not including roadways) from Residence D-1 and Residence F-1 to HB, Highway Business. The three parcels to be rezoned to HB are addressed;

- 1582 Iyannough Road (Route 132) Barnstable, MA (Assessor's Map 254 parcel 014),
  - 1520 Iyannough Road (Route 132), Barnstable, Hyannis & Centerville, MA (Assessor's Map 253 parcel 020) and
  - 131 Attucks Lane, Barnstable MA (Assessor's Map 254 parcel 012).
2. And for clarity, and constancy of zoning lines to follow property lines, two abutting lots that are now mostly zoned Business (B) Districts with a small section of the lots zoned Residence F-1 are to be rezoned such that the entire lot is in the Business B District. Those two lots are addressed;
- 1470 Iyannough Road (Route 132), Barnstable MA (Assessor's Map 274 parcel 001) and
  - 241 Attucks Lane, Barnstable MA (Assessor's Map 274 parcel 025),

All of the subject properties are developed for commercial uses and have been for a number of years.

The three properties to be rezoned to HB have all been developed for business uses by way of Use Variance granted prior to, or in conformance with, the 1983 prohibition on granting Use Variances within 300 feet of Iyannough Road (Route 132)<sup>1</sup>. The prohibition of Use Variances within 300 feet of Route 132 severely limits reuse options, makes the permitting process unpredicted and can present investment difficulties.

JoAnne Buntich gives an explanation of the proposal. This was discussed earlier this year re commercial zoning districts. This is a decision package/request for an amount to hire a professional consultant to do a comprehensive review if funded in this budget cycle.

Felicia Penn states that this is a big request. She questions the yellow green area (Exhibit G). This does include a roadway. She asks for clarification of where the property line(s) would be? This would mean that people could build all around, up and over, correct? Property rights can go high into the sky. She would like to see off sets and she prefers to see HO over HB. B district allows everything, very little setbacks. The plantings never got done. If rezone the area would like to see it done intelligently. Business and community both get what they need. The HO district talks a lot about vegetation but also allows business. The HO totally covers what is needed. We need better setbacks, better plantings and protection in the future. Change to zoning is huge, we should do it right.

Note: Felicia Penn has made reference to Barnstable Code Zoning information in Chapter 240-26 HO Highway Office, pg. 240:79 through 240:80.

Ray Lang asks about the monies for a draft proposal. Who will be responsible for this?

JoAnne Buntich answers that the scope of work hasn't been written yet, but the Planning Board would certainly be involved. There would be an advisory group of some sort most likely.

David Munsell refers to the proposed zone map see (Exhibit G), asks for an explanation of the proposal and which areas it relates to. Confirms this is where the new Bank of Cape Cod is?

JoAnne Buntich explains the areas/performance areas. Tan area is residential zoned now, which would change to be in the B zone. At some point they were zoned by village, highway, and piece by piece zoning. This would make it more regular. They would be fixing this.

Chair Paul Curley asks for any public comment.

Ann Canedy, Town Councilor for Precinct 1 in attendance. She states that she supports this zoning proposal. She will support the decision package when it comes to Town Council. She is asking for this temporarily until

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<sup>1</sup> Town Meeting of November 5, 1983 adopted Article B-1(c) - prohibiting the grant of Use Variances within 300 feet of Routes 28, 132, 149 and West Main Street.

the study can be done. The money wouldn't be appropriated until July. There will be some time out until it can be done. She doesn't agree with having it fully business zoned. She would like the HB, this is what the businesses want. Needs a comprehensive look.

David Munsell asks why do it now? Is it a problem now for tenants?

Ann Canedy states yes, for some tenants.

Ray Lang asks how long would a temporary time be?

Ann Canedy answers if Town Council appropriates the money it wouldn't be available until July.

JoAnne Buntich states that there are a lot of competing interests and how extensive the scope of work would be. First step would be a comprehensive review/analysis of the existing ordinances, then tasks and concepts, public process. To make more business friendly and more clarity. Then a legislative process, probably take a year or more.

Chair Paul Curley asks if there is an estimate for the cost of this effort?

JoAnne Buntich replies yes and it is in the current budget.

Ray Lang asks about timing going in front of the Town Council?

JoAnne Buntich replies that Planning Board can make a recommendation to the Town Council.

Ann Canedy states the Planning Board can make a suggestion tonight or continue?

Chair Paul Curley confirms that they are voting on a recommendation tonight? This would be a total review of this zoning of these areas pending what the Town Manager decides.

Patrick Princi comments that you could see a large extension up to the highway. What is temporary zoning?

Ann Canedy explains that she means the situation would be temporary.

Patrick Princi has concerns with the HB being zoned and that developers could go forward with whatever they would like prior to any studies being complete.

JoAnne Buntich answers that the property developed, and property owned, i.e., Cape Cod 5. These businesses are all here because of use variances that can be amended as well. They are not going anywhere.

Ann Canedy confirms that she would like to see green here as well and is a nice area now.

Patrick Princi comments that it opens up a door to Route 132.

Felicia Penn states that we have the ability to make tenants happy.

Note: Felicia Penn has made reference to Barnstable Code Zoning information in Chapter 240-26 HO Highway Office, pg. 240:79 through 240:80.

(1) Naturally occurring vegetation, including trees shall be incorporated into the design of the site wherever possible, and natural vegetation shall be retained in landscaped buffer areas to the maximum extent feasible. The limit of clearing shall be indicated on plans submitted to site plan review pursuant to Article IX herein. No clearance of vegetation shall occur prior to submission to site plan review.

(2) No nonresidential development shall have principal vehicular access through a single-family residentially zoned area, or principal vehicular access via a road located in a single-family residential zoning district.

(3) Building and site design shall, in so far as practical, conform to officially published, local and regional design guidelines applicable to Cape Cod.

The main properties here are office buildings. This would make it professional office banks and drive through facilities done with the physical preference we would like to see.



Felicia Penn states, that this includes banks, what's the problem?

David Munsell asks if there is anyone here from the public regarding this area?

JoAnne Buntich states that she has spoken to Mr. Joe Keller, owner of Cape Cod Five property and he is pleased with this proposed change.

Mr. Christopher Raber, Senior Vice President of Cape Cod 5 in attendance. He states that he has purchased two properties in this area. They are excited about developing in this area. They would like to see this happen.

Felicia Penn directs to Mr. Raber and asks if he could tell her why the HO zoning would not fit their needs?

Mr. Raber states that he isn't prepared to answer at this time.

Stephen Helman states maybe more time is needed so that this can be reviewed.

JoAnne Buntich states that this also includes the district across the street and that the consistency is an issue to consider as well.

Motion made by Stephen Helman to continue this Public Hearing, seconded by Felicia Penn to continue to January 26<sup>th</sup> at 7 p.m., so voted unanimously.

Note to summarize: This Public Hearing ended with the HO zoning to be reviewed and to be addressed at the January 26<sup>th</sup>, hearing.

**Follow-up Information:**

**Whistleberry Subdivision No. 454**

**Developer Schedule/Time-frame for Completion**

At the conclusion of the October 27, 2014 discussion that clarified the scope of work necessary to complete the Whistleberry Subdivision, the Board requested and the developer agreed to provide a schedule/time-frame for completion.

Art Traczyk states that we should not take any testimony at this time. This is information only.

Felicia Penn refers to letter from Attorney Schulz (Exhibit H) and (Exhibit I) letter from Attorney Wall and that each party would like this to be addressed in a different manner.

Patrick Princi states that he doesn't see a problem with what Attorney Schulz (Exhibit H) has presented with an August 31, 2015, deadline. Growth Management could check on the status ongoing. This is his suggestion.

Chair Paul Curley asks if there will be some type of technical resource to do periodic checks over the summer?

JoAnne Buntich answers that the Town Manager and DPW have agreed that there will be inspections, however this has not been finalized, she is not sure how, but on a case by case basis by a qualified individual.

Chair Paul Curley states that this schedule (Exhibit H) looks acceptable.

Felicia Penn states there are 3 deadlines that Growth Management could check on.

Attorney Brian Wall in attendance. He makes comment that the Developer has not given a schedule, reference made to correspondence (Exhibit H). Only one or two of the items require permits. What the Developer has done is delay all work until after the approvals are done which is near the end of the summer, so if any delays occur in the schedule they will lose the entire season. He requests/suggests the Board put on for discussion.

Chair Paul Curley will consider this.



JoAnne Buntich states that they are having an internal meeting to discuss the process of this and then Growth Management will report back to the Planning Board.

Ray Lang states that there has to be at least one meeting before May 1, to make sure the schedule is going on time.

JoAnne Buntich states that a Staff Report will probably be submitted after May 1, 2015.

Stephen Helman clarifies that the timeline information will be provided to the Planning Board.

Motion made by Stephen Helman to accept this correspondence as a basis to move forward, seconded by Patrick Princi, so voted unanimously.

**Correspondence:** Request for review of Comprehensive Permit for a Habitat for Humanity application. Possible discussion if the Board desires.

Art Traczyk explains that this information is for the Board to review. Handed out to Board Members at meeting.

Motion made by Stephen Helman to cancel the meeting of February 23, 2015, seconded,

**Approval of Minutes:** Approval of November 24, 2014, Board Meeting Minutes.

Motion made by Felicia Penn to approve the minutes of November 24, 2014, seconded by Stephen Helman, so voted unanimously.

Discussion regarding cancellation of the February 23, 2015, Planning Board meeting.

Motion entertained by Chair Paul Curley, moved by Stephen Helman, so voted unanimously to cancel the February 23, 2015, Planning Board meeting.

**Future Meetings:** Regularly Scheduled Meetings: January 26 and February 9, 2015 @ 7:00 PM.

The meeting adjourned at 8:50 p.m.

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

Approved by vote of the Board on February 9<sup>th</sup> 2015  
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** – ANR Plan of Land dated Dec. 19, 2014 – File 166 Peppercorn Ln./Vineyard Rd., Cotuit, Map/Par 004-013

**Exhibit B** – ANR Plan of Land dated April 12, 1998 – File 166 Peppercorn Ln./Vineyard Rd., Cotuit, Map/Par 004-013

**Exhibit C** – ANR Plan of Land dated Dec. 22, 2014 – File 710 & 714 River Rd./499, Map/Par 044/027 & 028 Whistleberry Rd, Hamblin

**Exhibit D** – Bldg. Permit dated July 6, 1998 – File Open Space Special Permit Waiver, 25 Bog Berry Ln., Sub. No. 679 “Bog Berry Knoll”, Map/Par 044/007-004

**Exhibit E** – Aerial Photos – File 25 Bog Berry Ln., Map/Par 044/007-004, Open Space Special Permit Waiver,

**Exhibit F** – Staff Report dated January 2, 2015 – File Open Space Special Permit Waiver, 25 Bog Berry Ln., Map/Par 044/007-004

**Exhibit G** – Proposed HB Zone – Attucks Lane draft map, dated July 22, 2014 – File TC Item No. 2015-048 Zoning Amendment Proposal to Extend the HB Highway Business District along Route 132 & Adjust the B Business District

**Exhibit H** – Correspondence dated January 12, 2015 (2015) from Attorney Michael Schulz proposed time frame for work completion for Whistleberry Sub. No. 454.

**Exhibit I** – Correspondence dated January 9, 2015, from Attorney Brian Wall re Whistleberry Sub. No. 454 re timeframe for completion/discussion item.