



**Town of Barnstable
Planning Board
Agenda
April 9, 2012**

The following hearings will be held at Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor.
Meeting notice previously filed with Town Clerk - Revised as of; 04-04-12

Approval Not Required Plans:

Hallett - A plan entitled "Plan of Land showing Subdivision of Lot 5 ~ L.C.P. #35548-C Prepared for William C. Hallett" dated 03-06-12 as prepared by Weller & Associates, has been submitted for endorsement as an Approval Not Required Plan. This ANR plan is developed for the purposes of defining the division of land courted property and for recording with the Land Court to assure that a clear title for each of the 4 subdivision lots can issue. There are no new developable lots being created by this plan.

Application and Staff Report enclosed.

Egan & Egan - A plan titled "Approval Not required Plan" prepared for John R. and Pamela C Egan, Trustees Cotuit Realty Trust Pamela C. Egan, Trustee Pamela C. Egan Realty Trust, by Baxter Nye Engineering & Surveying, has been submitted for endorsement as an Approval Not Required Plan. The plan proposes to adjust the boundary lines between two existing lots addressed 28 Bluff Point Drive and 39 Ocean View Avenue in Cotuit, MA.

Application and Staff Report enclosed.

7:00 pm Public Hearing - Continuation

**Special Permit Application No. 2012-02
Parking Facilities 659 Main Street Hyannis**

Continuation of Public Hearing to consider Special Permit Application No. 2012-02. The petitioner, the 659 Main Street Realty Trust as future purchaser of the property, is seeking a special permit pursuant to Section 240-24.1.3.B (1), Parking Facilities. The petition seeks to demolish the existing structure located at 659 Main Street, Hyannis, MA and develop the lot for a 12 vehicle surface parking lot. The petition includes a request for relief from Section 240-24.1.3.C (8)(b) to allow a 22-foot wide curb-cut for the parking lot's driveway when zoning would limit the curb-cut to a maximum of 17 feet.

The property is addressed 659 Main Street, Hyannis, MA and is shown on Assessor's Map 308 as parcel 136. The property is zoned HVB - Hyannis Village Business Zoning District.

This hearing was opened January 23, 2012, continued to February 13, 2012, and to April 9, 2012. The hearing was continued to provide:

- An 'Operational Plan' that explains how the parking lot is to be operated, assures it does not become restricted and includes consideration for the enforceability aspect. Proposed hours of operation and seasonal peak usage demand verses winter demands should be included in this operational plan. Business model of how it will work and not become accessory parking.
- Detailed Signage Plan.
- Lighting Plan refined and include detail elevation showing proposed light standers and fixtures to be installed, ground illumination, light source shielding and proposed cut-off/reduced-light hours.

- Refinement of Plans including proposed location of a trash receptacle, bench size and type, improved landscape plan including increased plant diversity for year-round show & screening and include specific plant location, size, quantity and root condition at installation.

Approval of Minutes: Approval of March 26, 2012, Board Meeting Minutes. Approval of February 23rd and April 27, 2009, Board Meeting Minutes.
Copies of minutes attached.

Executive Minutes: Possible Report of the Chair on review of past Executive Session Minutes

Correspondence: The following correspondence and items were received at the Planning Board's Office.

A March 26, 2012, Notice of a Chapter 91 Waterway License Application for an existing pier created by a January of 2001 building permit. The plan submitted cited a proposed ramp and floats. As this location is within Dock and Pier Overlay District established in February of 2001. Staff's communicated a concern to the Building Commissioner and the sign-off cited that Section 240-37.F does not permit existing docks/piers to be expanded.

A March 28, 2012, Notice of a Chapter 91 Waterway License Application to re-align an existing float at 83 Oyster Way, Osterville in the waters of West Bay.

Received on April 3, 2012, Notice of Chapter 91 Waterways License Application to construct and maintain a pier at 160 Peppercorn Lane, Barnstable. Notification Date April 13, 2012.

Any member wishing a full copy of the document please contact the office.

Future Meetings:

Regularly Scheduled Planning Board Meetings: April 23, 2012 and May 14, 2012 @ 7:00 p.m.