



**Town of Barnstable
Planning Board
Agenda
January 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; 01-03-12

Approval Not Required Plans: Staff Reports, Applications and Plans attached

Bates & Steenstra - A plan entitled "Plan of Land in Barnstable, MA prepared for Richard H. Bates and Eric T. Steenstra Et Ux", dated October 18, 2011, as prepared by Down Cape Engineering, Inc., has been submitted for endorsement as an Approval Not Required Plan. The plan proposes to reconfigure the lot line between 45 and 67 Old Jail Lane in Barnstable.

Beker - A plan entitled "Plan of Land at 274 Bridge Street in Barnstable (Osterville), MA prepared for Harvey & Jayne Beker", dated June 07, 2011, as prepared by CapeSurv, has been submitted for endorsement as an Approval Not Required Plan. The plan proposes to reconfigure the lot lines between 262 and 274 Bridge Street in Osterville.

**7:00 pm Public Hearing
Location Sign**

Brown Bag Bagel & Deli - Hardship

Special Permit Application 2012-01

Staff Report and Application Materials attached

To all persons deemed interested in 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. You are hereby notified of a Public Hearing to be held on Monday, January 9, 2012, at 7:00 P.M., in the Hearing Room of the Barnstable Town Hall, 367 Main Street, Hyannis, MA to consider the Special Permit Application of Rebecca Clancy, Brown Bag Bagel & Deli seeking to locate an A-Frame sign at 70 Center Street. The permit is being sought pursuant to Section 240-71(E)(4) Hardship Location Sign - Hyannis Village Business District. The subject property is addressed 70 Center Street, Hyannis, MA and is shown on Assessor's Map 327 as Parcel 154. It is zoned Hyannis Village Business.

7:00 pm Public Hearing

**Proposed Zoning Map Amendment
B District Expansion off Attucks Lane**

Copy of TC Order, Rationale and Proposed Rezoning Map attached

The Planning Board of the Town of Barnstable, acting under Chapter 40A, § 5 of the General Laws of the Commonwealth of Massachusetts, will hold a public hearing on Monday, January 9, 2012, at 7:00 p.m. in

the Hearing Room of Barnstable Town Hall, 367 Main Street, Hyannis, MA. The purpose of this hearing is to take comment upon a proposed amendment to the Code of the Town of Barnstable, Chapter 240, The Zoning Ordinance, Article II, General Provisions, § 6, The Zoning Map of the Town of Barnstable, MA.

The proposal is to amend the official zoning map of the Town of Barnstable titled "ZONING MAP OF THE TOWN OF BARNSTABLE, MA," adopted September 1, 1998 as amended through September 8, 2011, by expanding the B, Business Zoning District as it affects Map 274 Parcel 040-001 located off Attucks Lane in Barnstable. The proposal would rezone portions of this property from Residence G and Industrial IND to Business B for the entirety of the parcel. The proposed expansion of the Business Zoning District is shown on maps entitled "Proposed Amendment to the Town Zoning Map to modify the B, RG, and IND zoning districts in the vicinity of Map 274 Parcel 040-001"; "Proposed Amendment to the Barnstable Zoning Map to modify the B, RG, and IND zoning districts in the vicinity of Map 274 Parcel 040-001"; "Proposed Amendment to the Hyannis Zoning Map to modify the B, RG, and IND zoning districts in the vicinity of Map 274 Parcel 040-001", all dated October 18, 2011, and prepared by the Town of Barnstable GIS Unit.

Approval of Minutes: Approval of December 12, 2011, Board Meeting minutes. Copy of minutes attached

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

Discussions:

Regulatory Agreement HSR Realty Trust – Kurker – 90 High School Road Extension Hyannis MA – progress on landscape and site improvement - Request to Steve Seymour for update (as requested at meeting of November 14, 2011) See request memorandum and response from Steve Seymour dated December 23, 2011, attached.

Impulse, LLC – 333 and 349 Iyannough Road Hyannis – review of development for conformity to approved plans – Request to.... update (as requested at meeting of November 14, 2011) See Special Permit No. 2010-01, development plan, and request memorandum attached.

Addition of the Hyannis Inn & Conference property on Scudder Ave in Hyannis to the Cape Cod Commission's Regional Land Use Vision Map as an Economic Center.

Proposed Zoning Amendment to Sections 240-125, 240-130.5 and 240-131.8.A, to address a scrivener's error within the Centerville Village and Craigville Beach Districts of Critical Planning Concern Implementation Regulations, that omitted authorizing appeals to the Zoning Board of Appeals by persons aggrieved by orders or decisions of administrative officials and the rights to further appeal those decisions of the Zoning Board pursuant to MGL Ch. 40A, §17.

Correspondence:

Notice of Chapter 91 Waterway License Application to construct and maintain a new 75-foot boardwalk, 70-foot timber pier with a 10-foot ramp, and a 20-foot float in West Bay at 120 Carriage Road, Osterville, MA.

Notice of Chapter 91 Waterways License Application to construct and maintain a new fixed 10 by 16-foot platform and pier structure, 25-feet into and over the waters of Lake Elizabeth, at 780 Craigville Beach Road, Centerville, MA, the "Trade Winds Condominiums".

Cape Cod Commission - Notice of Modification of Development of Regional Impact Decision, Atlantis Development (Stop & Shop) – Update plan references and revised building elevations.

Cape Cod Commission – Limited Development of Regional Impact and Hardship Exemption (Project of Community Benefit) Decision – Airport Way Nominee Trust, My Generation Energy, Inc., for the construction of 1.38MW solar array at 180 Airport Way, Hyannis, MA.

Future Meetings:

Regularly Scheduled Planning Board Meetings – January 23rd and February 13, 2012, @ 7:00 p.m.