



**Town of Barnstable
Planning Board
Agenda
February 13, 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; 02-06-12

Approval Not Required Plans:

LaPine & LaPine - A plan entitled "Plan of Land in Barnstable Fire District 91 & 93 Deacon Court Barnstable, Barnstable County Massachusetts prepared for Paul A. & Wendy S. LaPine", dated December 13, 2011, as prepared by J.K. Holmgren Engineering, Inc., has been submitted for endorsement as an Approval Not Required Plan. The plan proposes to reconfigure the lot line between 91 and 93 Deacon Court in Barnstable.

Staff Report, Application and Plan attached

Johnson & Jenkins - A plan entitled "Boundary Agreement Plan prepared for Nancy L. Johnson & James A. Jenkins, Tr. West Barnstable, Mass", dated December 10, 2011, as prepared by John P. Doyle, PLS has been submitted for endorsement as an Approval Not Required Plan. The purpose of this plan is to establish and acknowledge the boundary lines of agreement between property owned by Nancy L. Johnson, addressed 245 Parker Rd., West Barnstable and the adjoining lands of James A. Jenkins, Trust, addressed 301 Parker Road, West Barnstable.

Johnson & Jenkins - A plan entitled "Plan of Land prepared for Nancy L. Johnson & James A. Jenkins, Tr. West Barnstable, Mass", dated December 10, 2011, as prepared by John P. Doyle, PLS has been submitted for endorsement as an Approval Not Required Plan. This ANR plan proposes dividing the 245 Parker Road Lot (as defined by the prior ANR Plan) into two lots, Lot Nos. 1 & 2. The resulting Lot No. 2 is an undersized, non-building lot that is to be annexed to the adjoining lands of James A. Jenkins, Trust, and addressed 301 Parker Road, West Barnstable.

Staff Report, Applications and Plans attached

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, and continued to February 13, 2012. The hearing was continued to:

- Secure Town Attorney's Office input and review of; (1) Applicants proposal to operate the parking lot as a separate business with restricted parking reserved for neighboring business, and (2) Review of Driveway/Curb-cut relief as a special permit to alter and change preexisting structural nonconformity.

- Allow Applicant to consider installation and maintenance of a bicycle rack to satisfy Special Permit Criteria for contributing to alternative transportation (240-24.1.2 E(f)).
- Allow time to revise plans to include; crosswalk between Main and South Streets, improved landscape to insure screening of vehicles, lighting, bicycle rack, trash receptacle(s) and signage.
- Provide for the submission of a detail list of all waivers/reductions requested and implied in the proposal.
- And, additional details on how the parking lot is to be operated and managed.

Staff's Request Memorandum of January 25, 2012, attached. Town Attorney's Office is hopeful that a response may be ready for the February 13th hearing.

Approval of Minutes: Approval of January 9th, and January 23rd, 2012, Board Meeting Minutes. Copy of minutes attached.

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

Discussions:

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. This is a continuation of the discussion initiated at the Meeting of January 9, 2012.

Impulse, LLC – 333 and 349 Iyannough Road (Route 28) Hyannis – review of development for conformity to approved plans update (as requested at meeting of November 14, 2011) Copy of Special Permit No. 2010-01, development plan, and request memorandum previously distributed.

Building Commissioner's comments dated January 24, 2012, attached.

Bond Court Hyannis – Request for review and possible enforcement action as related to parking of vehicles in, and obstruction of, Bond Court, Hyannis. Parking and traffic issues.

Correspondence to and from Tom Geiler, Director of Regulatory Services, dated Jan. 30, 2012, and February 2, 2012, attached.

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

Cape Cod Commission Notification of Circuit City Redevelopment, Project Minor Modification (Type 2) to the Limited DRI Decision. This modification allowed for additional uses of the property (624 & 640 Iyannough Road – Route 132) to include Specialty Retail, Health Club, General light Industrial, Business Park, General Office and Educational/Vocational Training Center.

Cape Cod Commission Notification of NSTAR Lower SEMA 345kV Transmission Line DRI Decision. This decision includes approval of an increase in voltage for transmission lines located in Barnstable and a new substation on NSTAR property at 661 Oak Street in West Barnstable.

Cape Cod Commission Notification of Cape Cod Commercial Linen Service Relocation DRI Decision. This decision provides for the change in use of an existing 27,000 sq.ft. building located at 880 Attucks Lane in Hyannis for relocation and consolidation of the Applicant's operations.

Copy of a January 31, 2012, FEMA letter to Town Council President, Frederick Chirigotis notifying the town of the projected summer of 2012 issuance of revised preliminary Flood Insurance Rate Maps (FIRM's) and Flood Insurance Study (FIS) report for Barnstable County.

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

Future Meetings:

Regularly Scheduled Planning Board Meetings: February 27, 2012, and March 12, 2012, @ 7:00 p.m.