



**Town of Barnstable  
Planning Board  
Agenda  
August 13, 2012**

The following hearings will be held at Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2<sup>nd</sup> Floor.  
Meeting notice previously filed with Town Clerk - Revised as of; 08-07-12

**Approval Not Required Plans:**

**Robert Sharkansky and John E. McElhinney** – A plan entitled “72 and 92 South Bay Road Little Island Osterville, MA., 02655 Being a Division of LOT 4 Shown on Land Court Plan 8730 F Creating Two Lots”, as prepared for Robert Sharkansky John E. McElhinney Trustees of the 72 South Bay Road Nominee Trust, dated 07/23/12, as prepared by Baxter Nye Engineering & Surveying, has been submitted to the Board for endorsement as an Approval Not Required (ANR) Plan.

- *Copies of Staff Report, Application, Plan and relevant materials submitted are attached.*

**7:00 pm          Public Hearing - Continued          Special Permit Application No. 2012-03  
Cotuit Solar/John T. Peck Wind Energy Conversion Facilities**

To all persons deemed interested in the Planning Board acting under the General Laws of the Commonwealth of Massachusetts, Chapter 40A, Section 9, and all amendments thereto and the Town of Barnstable Zoning Ordinances you are hereby notified of a Public Hearing to be held to consider a Special Permit Petition No. 2012-03. The petitioner is John T. Peck seeking a special permit pursuant to Section 240-44.1 Land Based Wind Energy Conversion Facilities. The petition seeks to reuse the existing 100-foot mono-pole and reinstall a new wind turbine upon it to generate electrical power for use on the property. The subject property is addressed 3800 Falmouth Road (Route 28), Marstons Mills, MA and commonly known as “Peck’s Boats”. The property is shown on Assessor’s Map 058 as parcel 001 and is zoned SD-1 Service and Distribution Zoning District.

- *Opened April 23, 2012 continued to May 14, July 23, and August 13, 2012 – continued for update on peer review*

Recent Items submitted to file:

- *July 24, 2012, Letter to Conrad Geyser, Cotuit Solar, notifying selection of peer review consultant and request for funding.*
- *August 1, 2012, Email correspondence from Richard Lesniewicz with copy of a February 2, 2010, letter to Tom Perry, Building Commissioner regarding turbine noise.*
- *August 3, 2012, Administrative extension of the July 24<sup>th</sup> Notification until August 14, 2012.*
- *August 3, 2012, Agreement to Extend Time Limits for Rendering and Filing of a Decision on the Special Permit.*
- *August 6, 2012, Correspondence from Richard Lesniewicz enclosing Attachments A-D.*

7:00 pm

Public Hearing – New

Subdivision No. 821

Francis Lahey and Sheila R. Lahey

**Discontinue an Unnamed Way and Adjust Alignment of  
Laurel and Circuit Avenues, Craigville (Barnstable), MA**

To all persons deemed interested in the Planning Board acting under Chapter 41, Sections 81A, through 81GG, and all amendments thereto 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, you are hereby notified of a Public Hearing to consider eliminating a 25-foot unnamed and undeveloped Way that is situated between 145 and 151 Ocean Avenue and extends between Ocean and Laurel Avenues, and to make adjustments in the alignment of Laurel Avenue and Circuit Avenue as it abuts 10 Laurel Avenue and 153 Ocean Avenue in Centerville (Craigville), Barnstable, MA .

The subject Ways were created and delineated by an 1872 Subdivision Plan recorded at the Barnstable Registry of Deeds in Plan Book 24 Page 49. This hearing is being held to discontinue the unnamed Way and merge the underlying land with 151 Ocean Avenue and to adjust the layout of Laurel and Circuit Avenues. This modification request was submitted by Francis Lahey and Sheila R. Lahey with the assent of the Christian Camp Meeting Association. The proposed alignment and reconfiguration of the lots is shown on a plan entitled "Plan of Land at 151 & 153 Ocean Avenue in Craigville Beach, MA prepared for Francis Lahey and Sheila R. Lahey", dated June 29, 2012. The parcels affected by this realignment and reconfiguration are 151 & 153 Ocean Avenue and 10 Laurel Avenue. They are shown on Assessors Map 227 as parcels 7, 8 and 6.

- *Copies of Staff Report, Application, Plan and relevant materials submitted to date are attached.*

**Discussions:**

- **Annual Election of Board Officers** – Appointment of Nomination Committee
- **Amendment to Barnstable's Land Use Vision Map**, modifying designated Economic Center and Village Areas - *This item is at the request of Jo Anne Miller Buntich, Director, Growth Management Department.*
- **Downtown Parking Study** - *This item is included at the request of the Chair for staff update on GMD proposed application to the Urban Land Institute's Technical Assistance Panel Program.*

**Approval of Minutes:** Approval of July 23, 2012, Board Meeting Minutes - *Copies of minutes attached.*

**Future Meetings:** Regularly Board Meetings: August 27 & September 10 & 24, 2012 @ 7:00 p.m.