



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

Mary Barry, Chair Stephen Helman, Vice Chair Steven Costello, Clerk Paul R. Curley David Munsell Fred LaSelva Jeffrey Swartz
Town Council Liaison – John T. Norman

Planning & Development Dept. Staff

Elizabeth Jenkins, AICP, Director - elizabeth.jenkins@town.barnstable.ma.us
Anna Brigham, Principal Planner - anna.brigham@town.barnstable.ma.us
Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

February 12, 2018

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Selectman's Conference Room, 2nd Floor at 7:00 p.m.
Meeting notice previously filed with Town Clerk

Call to Order

Introduction of Board Members and Staff Members

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.

2018 Downtown Hyannis Growth Incentive Zone

The Downtown Hyannis Growth Incentive Zone's existing designation is set to expire and the Town is seeking to designate anew the Downtown Hyannis Growth Incentive Zone. The Downtown Hyannis Growth Incentive Zone (GIZ) was approved by the Cape Cod Commission by decision dated April 6, 2006, as authorized by Barnstable County Ordinance 2005-13, Chapter G, Growth Incentive Zone Regulations of the Cape Cod Commission Regulations of General Application; as extended by an Agreement to Extend Town of Barnstable Downtown Hyannis Growth Incentive Zone to October 6, 2017 between the Cape Cod Commission and the Town of Barnstable executed on December 14, 2015 and as further extended by a second Agreement to Extend to April 4, 2018 between the Cape Cod Commission and the Town of Barnstable executed on October 6, 2017.

Continued from February 1, 2018 joint public hearing with the Town Council. The public hearing has been closed. The Planning Board may vote, through the Barnstable Town Manager, to propose a Growth Incentive Zone designation and to submit an application for Growth Incentive Zone Designation to the Cape Cod Commission.

Lot Release/Certificate of Completion

Beach Point LLC, Andrew Maher has submitted a request pertaining to Subdivision No. 658 & 362 Maushop Ave & Offshoot Road (modification) for the release of lots 11 and 12 from covenant and for a Form M Certificate of Completion for the subdivision.

Copies of request and associated documents are enclosed –DPW information forthcoming

Regulatory Agreement

Housing Assistance Corporation seeks to enter into a Regulatory Agreement with the Town of Barnstable to construct three residential structures with a total of eight units with a total floor area of 6,564 square feet, at 57 Ridgewood Avenue, Hyannis. The property is zoned SF – Single Family Residential District and is shown on Assessor's Map 328 as Parcel 091. The Applicant proposes to construct two (2) two-bedroom units and six (6) one-bedroom units. Two of the one-bedroom units will

be affordable units for households with income at or below 80% of Area Median Income and the remaining six will be market rate. An existing deteriorated foundation on the site will be removed.

Copies of application, plans, draft regulatory agreement and associated documents enclosed.

Correspondence

Chapter 91 Notice – 123 Seapuit River Rd., Osterville – Caj, LLC to extend and replace existing pier/ramp

Chapter 91 Notice – 11 Heath Row, Mystic Lake, Marstons Mills – construct and maintain seasonal pier

Chapter 91 Notice – 157 Pleasant St., Hyannis Inner Harbor – to amend DEP to allow an extension of thirty years from expiration to designate a reconfiguration zone

Matters Not Reasonably Anticipated by the Chair

Future Meetings Regularly Scheduled Meetings: February 26 and March 12, 2018, @ 7:00 PM.

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Board may go into executive session. The Board may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Planning Board, Planning & Development Department, 200 Main Street, Hyannis, MA.