



Town of Barnstable Planning Board



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Board Members

Steven Costello, Chair Stephen Robichaud, Vice Chair Mary Barry, Clerk Robert Twiss Michael Mecenas Raymond Sexton Tim O'Neill
Town Council Liaison – Mathew Levesque

Planning & Development Dept. Staff

Elizabeth Jenkins, AICP, Director - elizabeth.jenkins@town.barnstable.ma.us
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James Kupfer, AICP, Senior Planner – james.kupfer@town.barnstable.ma.us
Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AGENDA

December 13, 2021

Meeting notice previously filed with Town Clerk

The Planning Board's Public Hearing will be held at 7:00 p.m. by remote participation methods. Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Planning Board meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Planning Board by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: <https://zoom.us/j/95087759997>

Phone: 888 475 4499 US Toll-free

Meeting ID: 950 8775 9997

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing.

Application materials may be accessed by contacting Karen.herrand@town.barnstable.ma.us or calling 508-862-4064.

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.

Public Comment

Approval Not Required:

The Town of Barnstable Department of Public Works has submitted an Approval Not Required plan entitled: "Plan of Land, 1456 Falmouth Road, Village of Centerville Barnstable Massachusetts" dated November 30, 2021 and revised December 8, 2021. 11/30/21, revised 12/8/21.

Town of Barnstable Department of Public Works Administration & Technical Support 382 Falmouth Road, Hyannis, MA 02601

(Majority of Full Board)

Cape Cod Healthcare and Michael K. Lauf have submitted an Approval Not Required plan entitled: "Plan of Land of #35 Wilkens Lane Barnstable MA prepared for Cape Cod Healthcare" dated November 22, 2021, prepared and stamped by Daniel A. Ojala, PLS of Down Cape Engineering, Inc.
(Majority of Full Board)

Pauline B. Brazelton/Dillingham Properties, LLC have submitted an Approval Not Required plan entitled " Plan of Land of Commerce Road, Barnstable, MA, prepared for Dillingham Properties, LLC" dated October 26, 2021, prepared and stamped by Daniel A. Ojala, PLS, of Down Cape Engineering, Inc.
(Majority of Full Board)

Zoning Amendments:

Zoning Amendment TC Item No. 2022-034 - Proposal to amend the Town of Barnstable Zoning Ordinance by amending the code of the Town of Barnstable, Part I, General Ordinances, Chapter 240 Zoning by expanding the Ground-Mounted Solar Photovoltaic Overlay District to include the property located at 810 Wakeby Road, Marstons Mills (Assessors' Map 013 Parcels 004, 005, 052) and by requiring a Special Permit for large-scale ground-mounted solar photovoltaic installations located within any residential district located within the overlay district. – *continued from November 8, 2021*
(Public Hearing) (Majority of members present and voting for recommendation to Town Council)

Subdivisions:

Modification to Subdivision No. 826 Loomis Lane. The application was submitted by Attorney Schulz on behalf of the following property owners, Eric J. Fischer, Simone S. Fischer, Dean C. Swartz, Maureen F. Swartz, and Herbert K. Bodensiek. The request is to modify the roadway layout of a section of Loomis Lane to coincide with the traveled portion. The subject properties are shown on Assessors Map 230 Parcel 104, Map 230 Parcel 105 and Map 230 Parcel 111. – *continued from November 8, 2021*
(Public Hearing) (Majority of the full Board)

Subdivision No. 822 Covenant Release Request. Attorney John Kenney, on behalf of William A. Riley and Kenneth D. Polivy, has requested a release of Llot 2 in Subdivision No. 822 from covenant. Subdivision No. 822 is recorded in Book 651 and Page 49 and is located at Aberle Way, Barnstable, MA.
(Majority of the full Board)

Modification of Subdivision No. 646A

Decision has been fully executed – Endorsement of the plan entitled "Subdivision #646A Road Profile Plan of Wendy Way Marstons Mills, MA prepared for Samuel Traywick", prepared by Down Cape Engineering, Inc., dated, as revised, July 20, 2021, - approved by the Planning Board on July 26, 2021.
(Majority of Full Board)

Matters Not Reasonably Anticipated by the Chair

Correspondence

Chapter 91 Notice – 199 Cedar Tree Neck Rd. – Geranoitis, ramp, float and stairs
Chapter 91 Notice – 167 Cedar Tree Neck Rd. – Owades – ramp and float

Approval of Minutes

November 22, 2021, draft minutes

Future Meetings: December 27, 2021 and January 10, 2022, @ 7:00 p.m.

Adjournment

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 by contacting Karen.Herrand@town.barnstable.ma.us or calling 508-862-4064.