



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

Stephen Robichaud, Chair Robert Twiss, Vice Chair Tim O'Neill, Clerk Steven Costello Mary Barry Michael Mecenas Raymond Sexton

Town Council Liaison – Mathew Levesque

Planning & Development Dept. Staff

Elizabeth Jenkins, AICP, Director - elizabeth.jenkins@town.barnstable.ma.us

Kate Maldonado, Assistant Director - kaitlyn.maldonado@town.barnstable.ma.us

James Kupfer, AICP, Senior Planner – james.kupfer@town.barnstable.ma.us

Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AGENDA

September 12, 2022

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://townofbarnstable-us.zoom.us/j/86993841814>

Phone: 888 475 4499 US Toll-free

Meeting ID: 869 9384 1814

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:

Wilkins Lane Properties LLC c/o New England Development have submitted a request for an approval not required plan entitled "Approval Not Required Plan – 35 Wilkins Lane, Assessors Map 296 Lot 39, Hyannis Massachusetts, prepared for Wilkins Lane Properties LLC – 75 Park Plaza, Boston, Massachusetts, 02116, Tel. (617) 243-7843, dated August 16, 2022". (Majority of Full Board) (Click [HERE](#) for materials)

Special Permits:

Special Permit No. 2022-003 - Ronald Bourgeois, Owner, Our Child, LLC, 233-239 Barnstable Road, Hyannis, MA 02601. The Applicant proposes a change of use. The As a result, the Applicant has

requested relief from Section 240-24.1.11(A)(4)(a) in accordance with Section 240-56 for parking reduction, by providing 51 parking spaces where 78 are required. The Site is located at Assessors Map 310, Parcel 170, zoned Hyannis Gateway and Wellhead Protection Overlay District. The subject property is within the Hyannis Village zoning districts. (2/3 Majority of Full Board) (Click [HERE](#) for materials)

Staff Updates

Local Comprehensive Plan

Correspondence

DEP Notice 153 Sea View Ave., Ost – McWilliams maintain existing stone revetment

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

August 22, 2022, draft minutes (Click [HERE](#) for draft minutes)

Future Meetings: September 26, and October 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 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.