

Town of Barnstable
Planning and Development Department
Staff Report



**Roman Catholic Bishop of Fall River, 97 Hayes Road and Great Marsh Road, Centerville
Approval Not Required (ANR) Plan**

Date: August 29, 2017
To: Mary Barry, Chair, Planning Board
From: Anna Brigham, Principal Planner
Applicants: Roman Catholic Bishop of Fall River
c/o Sean M. Leach, Sitec, Inc.
Property Address: 97 Hayes Road, Centerville
Assessor's Map/Parcel: 210/89
Zoning: RD-1 and RC, RPOD

An Approval Not Required plan entitled "Plan of Land Map 210 Lot 89 97 Hayes Road in Centerville Village Barnstable MA" dated July 21, 2017, drawn by Sitec, Inc. prepared for the Roman Catholic Bishop of Fall River has been submitted by Sean M. Leach on behalf of the Roman Catholic Bishop of Fall River.

The plan proposes to redraw the boundaries of 97 Hayes Road into five (5) separate lots. Parcel 1 is developed with a dwelling and contains 2.7 acres, Parcel 2 contains 2.0 acres, Parcel 3 has 2.2 acres and both Parcel 4 and Parcel 5 contain 2.0 acres.

Parcels 1, 2 and 3 have a minimum of 125 feet of frontage in the RD-1 District and front onto Hayes Road (a private way which provides adequate access in accordance with Section 801-12B of the Subdivision Rules and Regulations). Parcels 4 and 5 have a minimum of 100 feet of frontage in the RC District and front on Great Marsh Road (an improved public way).

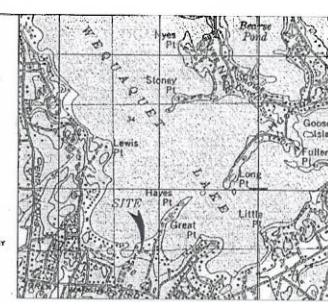
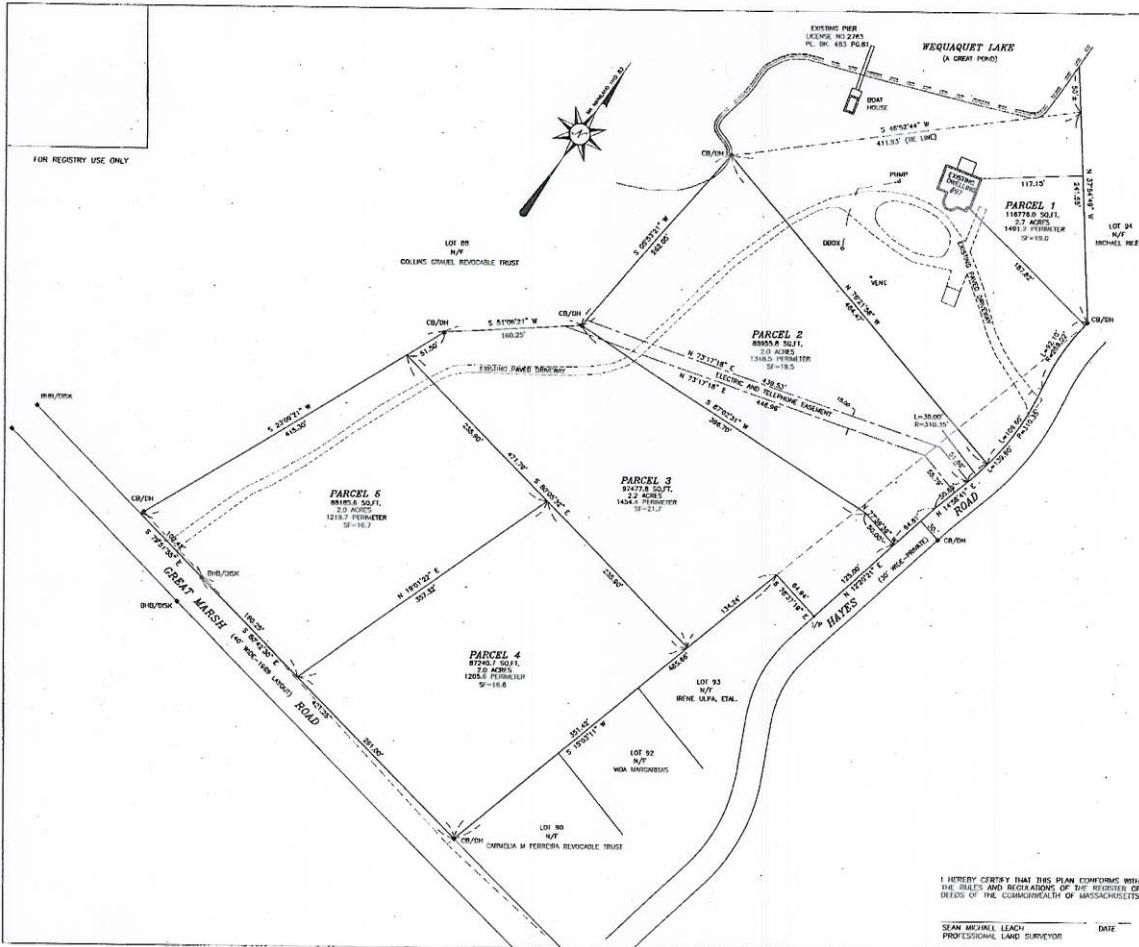
The plan as submitted qualifies as an ANR Plan and it should be endorsed by the Board as:

- it does not constitute a subdivision as each of the lots being created has the minimum required frontage on an improved public or private way; and
- all materials and conditions of Chapter 801, Article IV Approval Not Required Plans, have been submitted and are in full compliance.

If the Board agrees, a motion should be formulated to:

Endorse the land division plan entitled "Plan of Land Map 210 Lot 89 97 Hayes Road in Centerville Village Barnstable MA" dated July 21, 2017, drawn by Sitec, Inc. prepared for the Roman Catholic Bishop of Fall River submitted by Sean M. Leach as an Approval Not Required Plan.

Copy: Applicant



LOCUS MAP
PARCEL SUMMARY
 ASSESSOR'S REF: MAP 210 LOT 89
 OWNER/APPLICANT: ROMAN CATHOLIC BISHOP OF FALL RIVER
 805 WEST 300
 FALL RIVER, MA
 DRD BOOK 1311 PAGE 805
 DRD BOOK 1313 PAGE 256

ZONING:
 RD-1
 RESIDENCE PROTECTION OVERLAY
 MIN. FRONTAGE=170.00 FT.
 MIN. FRONTAGE=125.00' IN THE RD-1 DIS.
 MIN. FRONTAGE=100.00' IN THE RD-1 DIS.

REFERENCES:
 LC 40489
 LC 20215
 PLAN BOOK 238 PAGE 29,30,31
 PLAN BOOK 130 PAGE 37
 PLAN BOOK 151 PAGE 113
 PLAN BOOK 70 PAGE 101
 GREAT MARSH ROAD LAYOUT 1908

TOWN OF BARNSTABLE PLANNING BOARD
 APPROVAL UNDER "SUBORDINATE CONTROL, LAST" NOT REQUIRED

BOARD MEMBERS	
CHAIRMAN	
VICE CHAIRMAN	
DATE:	

NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING ORDINANCE REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE ABOVE ENDORSEMENT. LOTS CREATED FOR CONVEYANCING PURPOSES ONLY.

0' 50' 100' 150'

APPROVAL NOT REQUIRED
PLAN OF LAND
MAP 210 LOT 89
97 HAYE ROAD
CENTERVILLE VILLAGE,
BARNSTABLE, MA
 (CENTERVILLE DISTRICT)
 ROMAN CATHOLIC BISHOP
 OF FALL RIVER
 PREPARED FOR
 SCALE: 1"=50' JULY 21, 2017

SITEC
 Civil and Environmental Engineering
 449 Centre Street
 Barnstable, MA 02717
 (508) 369-7125
 Fax: (508) 369-7254

1 HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SEAN MICHAEL LEACH
 PROFESSIONAL LAND SURVEYOR

DATE

SUBDIVISION REGULATIONS

TOWN OF BARNSTABLE SUBDIVISION RULES AND REGULATIONS

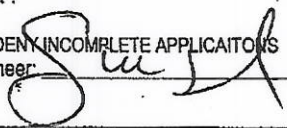
FORM A

APPROVAL NOT REQUIRED PLAN - SUBMISSION CHECKLIST

This form must be completed by the plan preparer, signed, dated and returned with the completed copy of Form A along with the appropriate fee. For the complete submission requirements see Article IV of the Rules and Regulations. Please check each item submitted:

- ☒ One Copy of the completed Form A, and Form A Checklist.
- ☒ Filing Fee Paid \$ 225-
- ☒ Copy of most recently recorded deed and copy of recent tax bill. Evidence of payment of taxes on all lots.
- ☒ If the applicant is not the owner, a copy of authorization to apply signed by land owner(s).
- ☒ Evidence of right of access over any private way that provides access and frontage.
- ☒ Ten copies of the plan at a reduced scale of 1"=100" or other suitable scale for distribution.
- ☒ GIS file (see Appendix A) and original mylar.
- ☒ Original cloth tracing and eight (8) prints of the plan containing the following information:
 - ☒ Locus Map at a scale of 1" = 2,000'.
 - ☒ Underneath the locus map, the assessors map and parcel number(s), zoning district(s), zoning overlay district(s), and zoning area, frontage and dimensional requirements. North arrow.
 - ☒ Title block location and Fire District, owner, applicant, date scale and bar scale. Firm responsible and original seal on all copies with signature and date. Revisions with dates and descriptions..
 - ☒ Adjoining lots and owner(s). Frontage of any remaining adjoining land.
 - ☒ Location of existing buildings, including front, side and rear yard setbacks and street address.
 - ☒ Location and width of streets, ways and easements: legal status, name and pavement widths. Type of surface of way which gives frontage.
 - ☒ Location and area of wetlands on any buildable lot.
 - ☒ Lot sizes in sq. ft and/or acres; area of any remaining land; lot shape factor calculations on separate building lots.
 - ☒ Lots created for conveyancing purposes only, so noted.
 - ☒ Note: "No determination as to compliance with the Zoning Ordinance requirements has been made or intended by the above endorsement".

THE PLANNING BOARD MAY DENY INCOMPLETE APPLICATIONS

Signature of registered land surveyor or registered engineer: 

Print name: Sean M. Leach

Company/Firm: SITEC Inc.

Address: 449 Faunce Corner Road Dartmouth MA

Telephone: (508) 9982125 Date: 7 / 21 / 17 Certification: 36382 Certification #:

SUBDIVISION REGULATIONS

BARNSTABLE TOWN CLERK

801 Attachment 2

2017 AUG 28 PM12:24

TOWN OF BARNSTABLE SUBDIVISION RULES AND REGULATIONS

FORM A

APPLICATION FOR DETERMINATION THAT PLAN DOES NOT REQUIRE APPROVAL

Date: 7 / 21 / 2017

The undersigned owner(s) or authorized applicant(s) of the land shown on the accompanying plan request a determination and endorsement by the Barnstable Planning Board that approval under the Subdivision Control Law is not required.

Plan Title: Approval Not Required Plan of Land, Map 210
Lot 89, 97 Hayes Road

Plan Date: 7 / 21 / 2017

Assessor's Map and Parcel Number: Map (s): 210 Parcel (s): 89

Zoning: RD-1, RC Area: 478636+/- SF Number of Lots: 5

Drawn By: SITEC, Inc.
Address: 449 Faunce Corner Road
Dartmouth, MA 02747

Phone: (508) 998-2125

The undersigned's title to said land is derived as follows:

PLEASE COMPLETE THE FOLLOWING

1. The proposed lots do X do not meet the present Zoning Ord. lot size requirements, including lot shape factor requirements. (Check one).
2. The applicant believes that the plan does not require the Planning Board's approval because (please circle):
 - ☒ A Each lot has the minimum required frontage required under the Zoning Ord. on Great Marsh Road,
Street, which is: Hayes Road
 - ☐ 1 A public way, certified by the Town Clerk as maintained and used as a public way, or
 - ☐ 2 A way shown on a subdivision plan # _____ dated ____/____/____, and endorsed and installed in accordance with the Subdivision Rules and Regulations, or
 - ☐ 3 A private way which provides adequate access in accordance with § 801-12B of these Subdivision Rules and Regulations.
 - ☐ B The division proposed is for conveyance purposes and does not reduce the lot frontage less than the minimum required in the Zoning Ordinance.
 - C. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings shown on the accompanying plan were standing prior to the date in which the Subdivision Control Law was implemented in the Town of Barnstable. The date the buildings were constructed and the use is as follows:

BARNSTABLE CODE

Building #1 : ____/____/____ date _____ use _____

Building #2 : ____/____/____ date _____ use _____

Building #3 : ____/____/____ date _____ use _____

Other reasons: _____

4. Has a plan of this land been submitted to the Planning Board before? Yes ____ No X (check one). If yes please provide the date of the plan, date of recordation with the Registry of Deeds or of the date of filing with Land Court. date of plan: ____/____/____ date of recording: ____/____/____

5. Are there any wetlands within this tract of land? Yes ____ No X (check one).

6. The owner/applicant owns adjoining land ____ yes X no

Roman Catholic Bishop of Fall River + P.O. Box 300, Fall River)
Signature of Owner Address Telephone

Roman Catholic Bishop of Fall River
Print Name of Owner

____/____/____)
Signature of Owner Address Telephone

Print Name of Owner

____/____/____)
Signature of Authorized Applicant Address Telephone

Print Name of Applicant

Applicant's Authorization:

This section is to be completed by the Registered Land Surveyor who prepared the plan or by the legal counsel representing the applicant:

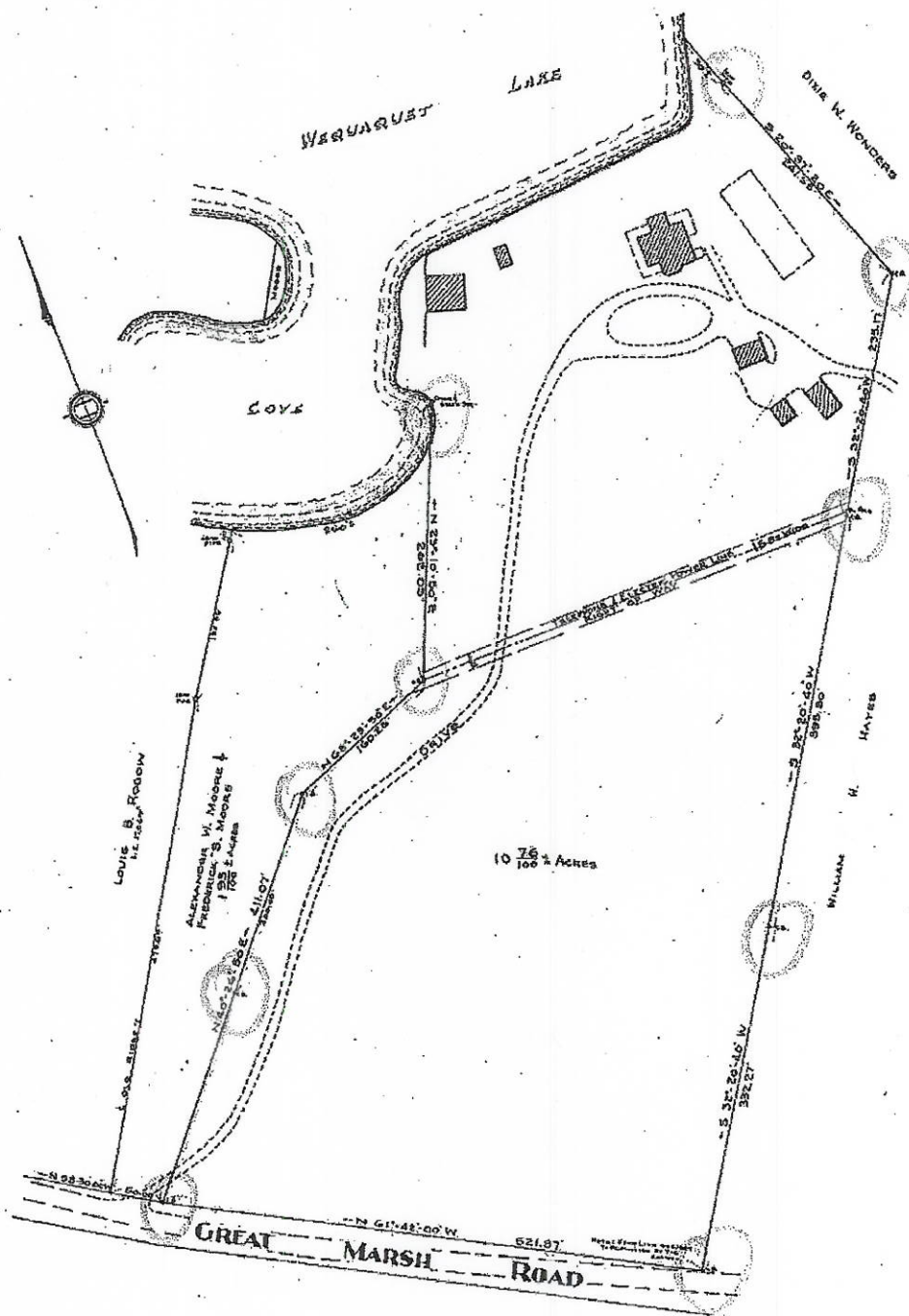
I certify that no other conditions or limitations from prior plans apply to the plan of land submitted.

Company/Firm: SITEC, Inc.
Address: 449 Faunce Corner Road, Dartmouth, MA 02747
Telephone: (508) 998-2125 Date: 7 / 21 / 2017
Certification: PLS Certification #: 36382
Signature: _____

Received by Town Clerk:
Date: ____/____/____ Time: _____ Fee: _____

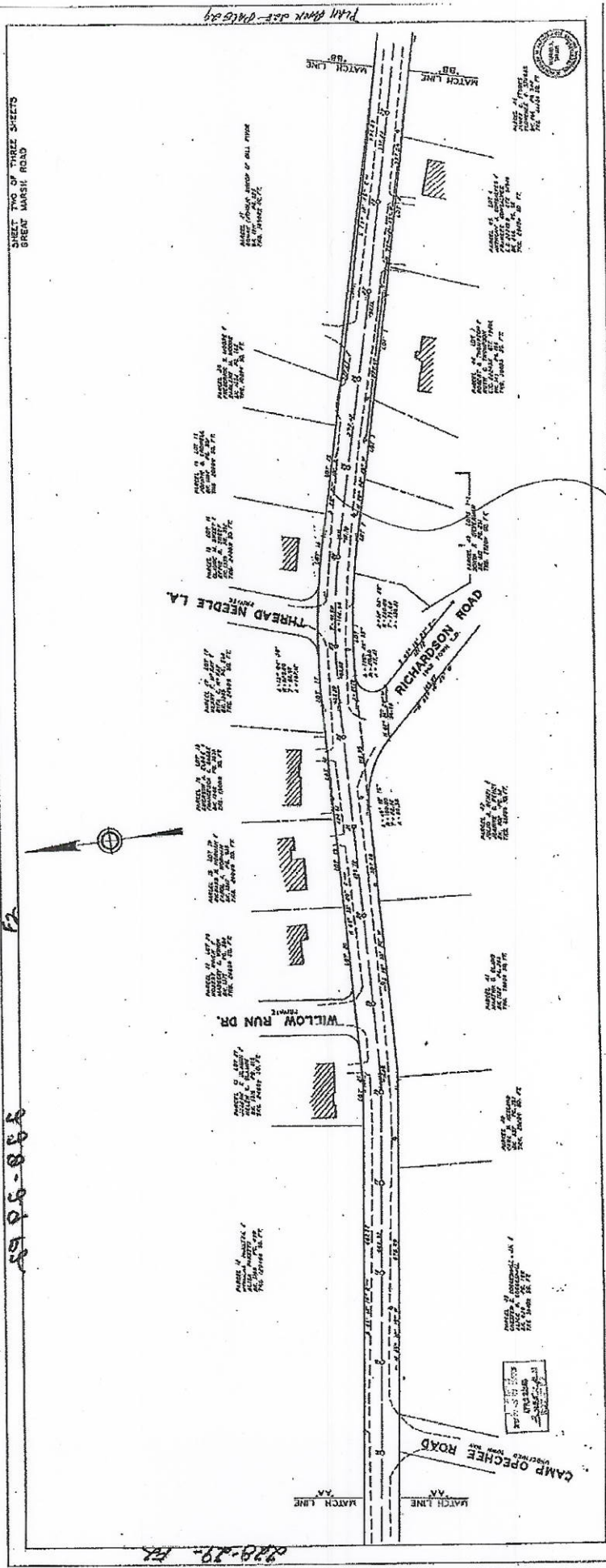
Signature: _____
Please make check payable to the Town of Barnstable.

101-101



PLAN OF LAND IN
CENTERVILLE, BARNSTABLE, MASS.
AS SURVEYED FOR
ALEXANDER W. MOORE, ET AL.
SCALE 1 INCH = 60 FEET AUG. 16, 1944.
BEARD & KELLAM, CIVIL ENGINEERS
CENTERVILLE, MASS.

BARNSTABLE
REGISTER OF DEEDS
DEC 22 1944
10.111.54 CLM
RECORDED



SHEET TWO OF THREE SHEETS
GREAT MARSH ROAD

22

898-9868

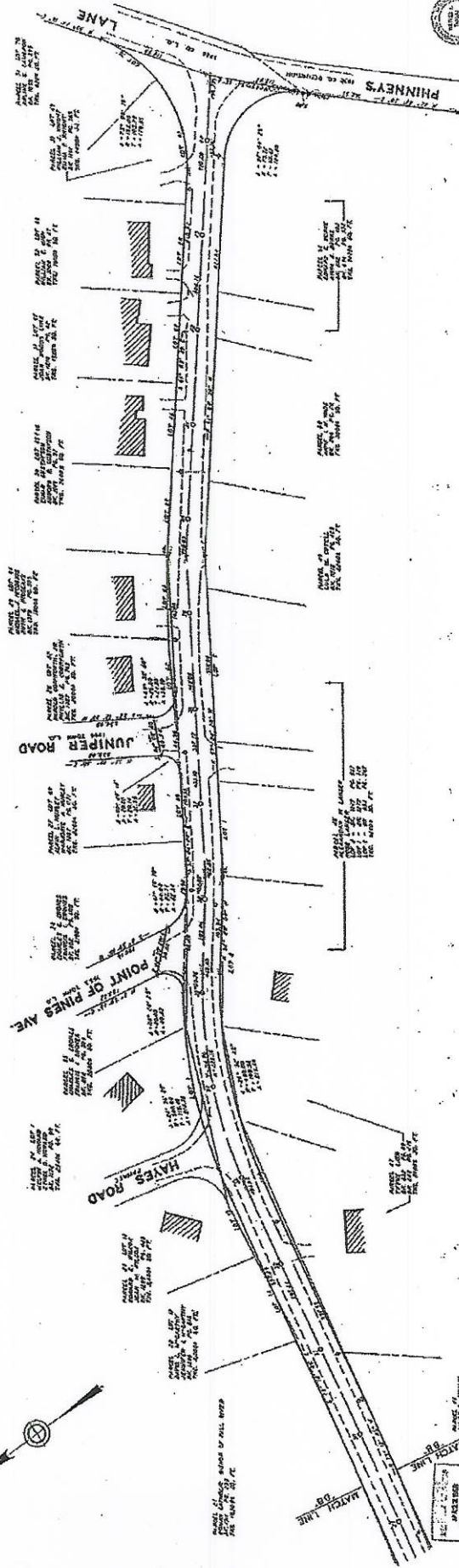
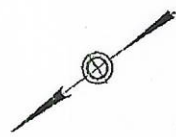
228-29-1A

78-22-10 5-79-12-45
21-22-81 597.29
2 627.65
u 277.82 597.94
225.18

SHEET THREE OF THREE SHEETS
GREAT MARSH ROAD

53

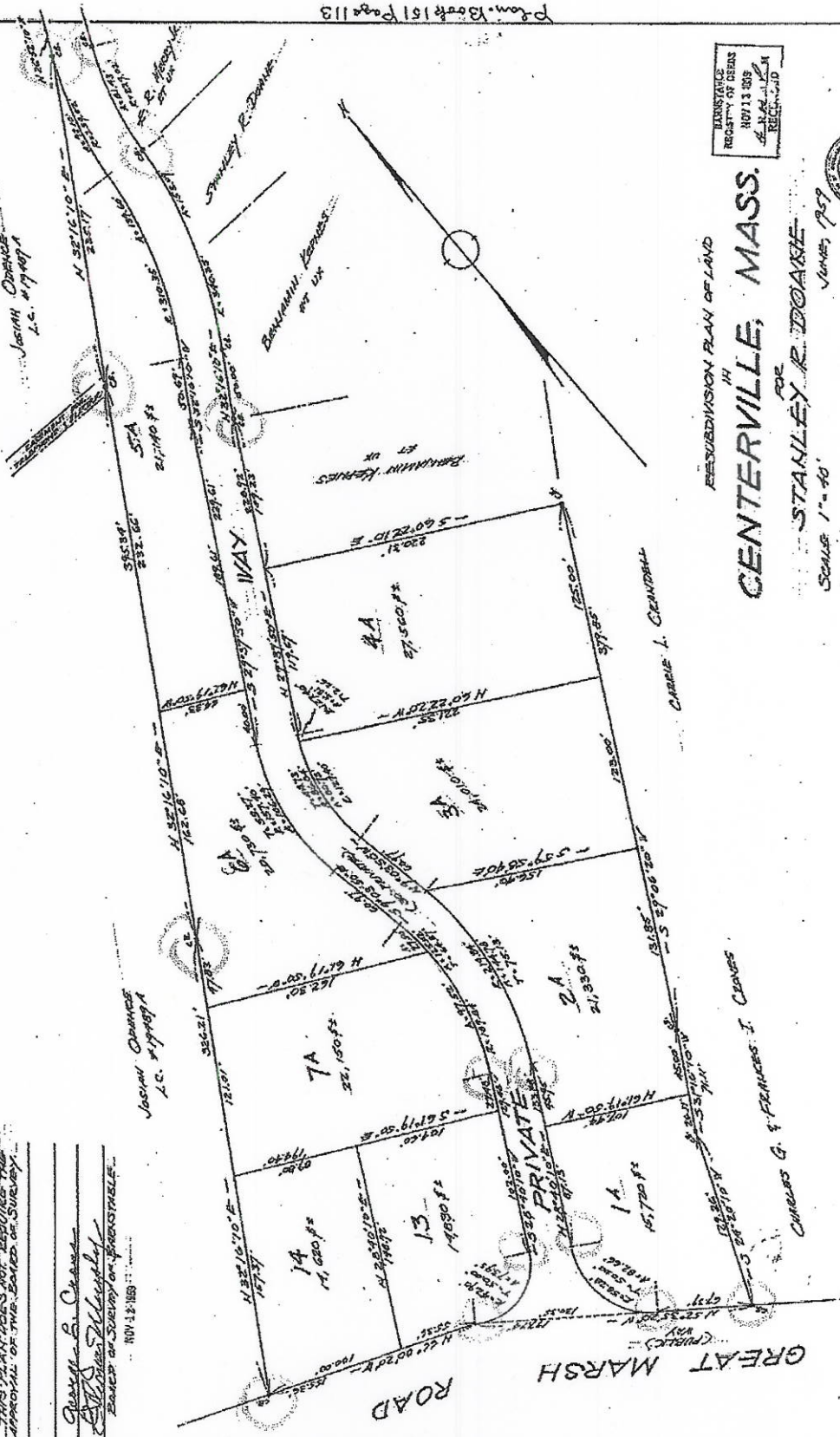
270-20-25



151-113

THIS PLAN DOES NOT REQUIRE THE APPROVAL OF THE BOARD OF SURVEY.

Quincy B. Cross
 Surveyor
 1891-12-1889



RECORDS
 NOV 13 1899
 RECORDED

RESUBDIVISION PLAN OF LAND
 IN
CENTERVILLE, MASS.

FOR
STANLEY R. DOANE

SCALE 1"=40'



GERALD A. HERBERT & CO., INC.
 ENGINEERS
 WEST YARMOUTH, MASS.

THIS PLAN IS BASED ON PLAN BOOK 130, PAGE 37.

151-113



Town of Barnstable Planning & Development Department

www.townofbarnstable.us/planninganddevelopment



STAFF MEMO

To: Mary Barry, Chair, Planning Board
From: Elizabeth S. Jenkins, P&D Director
Re: Request for Extension: Special Permit 2015-004 – Laham

By a letter dated August 18, 2017, Attorney Jeffrey Ford, as representative for 500 Old Colony Place, LLC and Laham Management & Leasing, Inc, has requested a one year extension of Special Permit No. 2015-004, a special permit for the alteration and expansion of a nonconforming automotive sales and service use. The subject properties are located at 141 Stevens Street and 91 Bassett Lane, Hyannis, MA.

The Board voted to grant the Special Permit on September 28, 2015 and the decision was filed with the Town Clerk on October 5, 2015.

Section 240-125(C)(3) of the Town Code provides that:

A special permit shall become void within two years from the date of issue unless any construction work contemplated thereby shall have commenced and proceeded in good faith continuously to completion...However, the special permit granting authority, in its discretion, may extend the time for exercise of such rights for a period not to exceed a total of one year upon a showing of good cause; and provided, further, that the request for such extension is filed with the special permit granting authority prior to the expiration of said two-year period...

Granting this request would extend the validity of the permit from October 5, 2017 to October 5, 2018.

FORD & FORD ATTORNEYS AT LAW

72 MAIN STREET, P.O. BOX 485
WEST HARWICH, MA 02671
TEL. (508)430-1900 FAX (508)430-9979
office@fordandfordattorneys.com

MICHAEL D. FORD
JEFFREY M. FORD

Town of Barnstable
Barnstable Planning Board
367 Main Street
Hyannis, MA 02601

August 18, 2017

Re: Request for Extension of Special Permit No. 2015-004

Dear Members of the Board:

This office represents 500 Old Colony Pace LLC and Laham Management and Leasing, Inc., who own the property and have the benefit of the Special Permit No. 2015-004.

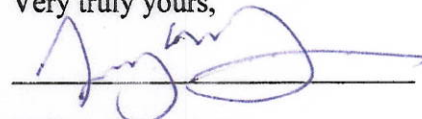
Please accept this letter as a formal request for a one-year extension of the Special Permit. The Applicant respectfully requests this extension as they have been in negotiations to acquire an abutting property to the site, which has the benefit of the Special Permit. If successful, the Applicant intends to file a revised development plan from what was previously approved under the Special Permit. The extension sought will give the Applicant time to both acquire the property and prepare their revised development plan prior to returning to the Planning Board for a modification of the Special Permit.

I have attached a copy of Special Permit No. 2015-004 for your reference.

I have also enclosed a check in the amount of \$100.00 for the filing fee.

It is our understanding that this matter will be placed on either your August 28, 2017 or September 11, 2017 meeting agenda.

Very truly yours,



Jeffrey M. Ford, Esq.

Cc: Clients



**Town of Barnstable
Planning Board
Decision and Notice**

BARNSTABLE TOWN CLERK

2015 OCT 5 PM 1:16

Special Permit Application No. 2015-004 – Laham Management & Leasing, Inc.

Modification of Special Permit No. 2011-03

Petitioner:	Laham Management & Leasing, Inc.
Property Address:	141 Stevens Street & 91 Bassett Lane, Hyannis
Property Owner:	Edward Leslie, individually & as Trustee of Saturn Realty Trust
Assessor's Map/Parcel:	309/237 & 308/042
Zoning District:	OM Office/Multi-Family
Hearing Dates:	August 24, 2015; September 28, 2015
Recording Information:	Land Court Certificates 129666 & 148758 - Land Court Plan 13609-F Registry of Deeds Book 12623 Page 192

Background

In Appeal No. 2015-04, Laham Management and Leasing, Inc. sought to modify Special Permit No. 2011-03 to allow additional expansion of the use (retail sales and service of automobiles), expansion of the building (footprint and gross square footage) and changes to the configuration of the use of the building at 141 Stevens Street and 91 Bassett Lane. The Applicant requested a 4,858 sq.ft expansion above the 4,414 sq.ft expansion currently permitted by Special Permit No. 2011-03. The expansion and changes will consist of:

- a. A 1,650 sq.ft "reception/drive aisle area"; and
- b. 3,186 sq.ft of second-story storage and office space, constructed over the reception area and over areas of the existing building which is being remodeled;
- c. A reduction in the number of service bays by one; 8 service bays are approved and 7 are proposed with this modification. The 2 approved wash bays will remain.
- d. Reconfiguration of the parking area to accommodate the expanded building footprint and incorporate the adjoining lot.

Special Permit No. 2011-03 authorizes a building with a total footprint of 11,219 sq.ft and a total gross floor area of 12,869 sq.ft. This modification proposed a building with a total footprint of 12,891 sq.ft and a total gross floor area of 17,727 sq.ft. The proposed building expansions do not increase or intensify any structural nonconformity. The expanded building is set back further from the property line with this proposal.

The total lot coverage (impervious surface area) approved with the previous plan was 81.5% of the lot. The modified plan proposes lot coverage of 83.5% of the lot, including the adjoining property at 157 Stevens Street. This figure is a decrease over the existing lot coverage, but in excess of the 80% allowed by Code.

A total of 89 striped spaces were approved with Special Permit No. 2011-03. This proposal included a total of 113 parking spaces, including those located on the adjoining lot. A total of 49 spaces are shown as dedicated to customers and employees. A crosswalk has been added between the main customer parking area and the building.

Procedural & Hearing Summary

Special Permit No. 2015-04, a modification of Special Permit No. 2011-03 to allow alteration and expansion of the preexisting nonconforming use, structure, and site features at 141 Stevens Street and 91 Bassett Lane, Hyannis was filed with the Town Clerk's office and office of the Planning Board on August 5, 2015. A public

hearing before the Planning Board was duly advertised and notice sent to all abutters and interested parties in accordance with MGL Chapter 40A. The hearing was opened on August 24, 2015 and continued to September 28, 2015 at which time the Board found to grant the special permit subject to conditions. Board Members deciding this appeal were Paul Curley, Steven Helman, Ray Lang, David Munsell and Mark Ferro.

Attorney Michael Ford represented the Applicant before the Board; Joseph Laham and Griffin Boden of Atlantic Design Engineers were also present. Attorney Ford provided background on the previous special permits, the nonconformities and the proposal before the Board. Griffin Boden reviewed the proposed plans in detail with the Board, explaining modifications to the building, service areas, and the site plan; many of these were proposed in response to Mazda's specifications. They reviewed the use of the building and indicated the new second floor would be for storage and parts. The use and permitting of the adjoining parcel at 157 Stevens was reviewed.

The Board had questions regarding the Site Plan Review approval and review by the Hyannis Fire Department. The Board also questioned the proposed landscaping and requested a consolidated plan. In response to public comment, Stacey Mendes, 167 Stevens Street, expressed concerns about traffic safety. The Board and the Applicant discussed the conditions regarding transportation demand management and mitigation in the 2011 permit and agreed to update those conditions. The hearing was continued to allow for submission of additional information.

The hearing was reopened on September 28, 2015. The Applicant presented updated landscape plans and building elevations. In response to additional concerns expressed by Ms. Mendes, the applicant committed to installing traffic calming measures at the site to help slow down cut-through traffic. The Board also indicated the Town should look at its signage around the Youth Center to aid pedestrians.

Findings of Fact

At the hearing on September 28, 2015, the Board unanimously made the following findings of fact for Appeal No. 2015-04, a request for modification of Special Permit No. 2011-03:

1. In Petition No. 2015-04, Laham Management & Leasing, Inc. ("the Petitioner") seeks a modification to Special Permit No. 2011-03, which allowed for the Expansion of a Preexisting Nonconforming Use, Expansion of a Preexisting Nonconforming Structure, and modification to parking requirements. The subject properties are addressed 141 Stevens Street and 91 Bassett Lane, Hyannis, MA and shown on Assessor's Map 309 as Parcel 237 and Map 308 as Parcel 042 ("the Property"). They are zoned OM Office/Multi-Family Residential.
2. The Petitioner seeks to expand a preexisting nonconforming use and expand the pre-existing nonconforming structure by permitting an addition 4,414 gross square foot building expansion; to alter nonconforming site development standards to allow 83.5% impervious surface coverage; and to allow for 49 designated parking spaces for use by customers and employees. The application falls within the following categories specifically excepted in the ordinance for a grant of a special permit:
 - a. Section 240-94(B) Expansion of a pre-existing nonconforming use
 - b. Section 240-93(B) Alterations or expansions in a preexisting nonconforming structure and site features
 - c. Section 240-24.1.10.A.4(a)[1]&[4] Site Development Standards, Off-street Parking Requirements.
3. The nonconforming use of the Property for automobile sales and service is a lawfully-created preexisting nonconforming use.

4. The proposed building expansion will not be more detrimental to the neighborhood, as it is located on the same lot(s) as occupied by the nonconforming use on the date it became nonconforming; is not expanding beyond the zoning district in existence on the date it became non-conforming; and improvements to reduce the impact on the neighborhood and surrounding properties are proposed.
5. The continuation of structural nonconformities will not be substantially more detrimental to the surrounding neighborhood; the building is proposed to be remodeled and upgraded and the proposed addition will conform to the established setbacks.
6. The proposed site plan will provide for enhanced on-site vehicular and pedestrian circulation.
7. The plan has been reviewed and found approvable by the Site Plan Review Committee, subject only to modification of the Special Permit, as evidenced by a letter dated August 26, 2015.
8. Issuance of the Special Permit is consistent with the Design and Infrastructure Plan. Landscaping improvements upgrade the appearance of the Property from the street; lighting is contained on site; and stormwater is treated by on-site rain gardens.
9. The Petitioner seeks to modify Conditions No. 15 & 16 of Special Permit No. 2011-03 in support of the Town of Barnstable's efforts to design, construct, and promote the use of "complete streets".
10. After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the Zoning Ordinance and would not represent a substantial detriment to the public good or the neighborhood affected. The project will improve an existing building and site, add landscaping and pedestrian accommodations, and the additional square footage will be in compliance with current setback requirements.

The vote to accept the findings was:

AYE: Paul Curley, Steven Helman, Ray Lang, David Munsell and Mark Ferro

NAY: None

Decision

Based on the findings of fact, a motion was duly made and seconded to grant Special Permit No. 2015-04 subject to the following conditions:

1. Special Permit No. 2015-04 is granted to Laham Management and Leasing, Inc. for the expansion of a preexisting nonconforming automobile sales and service use; the expansion of a preexisting nonconforming structure; the continuation of site nonconformities to allow a building with a total footprint of 12,891 sq.ft and a total gross floor area of 17,727 sq.ft.
2. This Special Permit shall modify and amend Special Permit No. 2011-03 as follows:
 - a. Condition 1 shall be amended to read: The Applicant shall construct the project substantially in conformance with the plans entitled "Site Plans for Proposed Building Addition at Premier Mazda" dated July 17, 2015, drawn and stamped by Atlantic Design Engineers, Inc., eleven sheets and the amended Landscape Plan dated September 21, 2015.
 - b. Condition 2 shall be amended to read: The building shall be constructed in substantial conformance with the plans entitled "Exterior Elevations – Premier Mazda of Hyannis" dated August 18, 2015, drawn by Regent Associates, Inc. Architects.
 - c. Condition 4 shall be amended to read: The total number of automotive service bays permitted shall not exceed nine (9), with no more than seven (7) bays committed to automotive service and two (2) for vehicle washing and cleaning.

- d. Condition 8 shall be amended to read: The site shall at all times comply with all requirements of the Site Plan Review Committee as expressed in the August 26, 2015 Site Plan approval letter.
 - e. Condition 12, the first sentence shall be amended to read: "The Applicant shall provide landscaping consistent with Condition No. 1."
 - f. Condition 13 shall be amended to read: The Applicant shall reserve an adequate number of spaces for customer and employee parking on the site. All employee parking shall be on site.
 - g. Condition 15 shall be amended to read: "Before the issuance of a Certificate of Occupancy and/or Use, the applicant shall donate ten thousand dollars (\$10,000) to the Town of Barnstable as mitigation to be used for bicycle improvements in Downtown Hyannis including implementation of the Hyannis portion of the South Coast Bike Route."
 - h. Condition No. 16 shall be deleted in its entirety and replaced with the following: "The Applicant shall provide a secure storage area or rack for bicycles."
3. All other conditions of Special Permit No. 2011-03 shall remain in full force and effect.
4. This decision shall be recorded at the Barnstable County Registry of Deeds/Land Court Registry and copies shall be returned to the Planning Board and Building Division files prior to issuance of building permits.

The vote was:

AYE: Paul Curley, Steven Helman, Ray Lang, David Munsell and Mark Ferro

NAY: None

Ordered

Special Permit No. 2015-04, a modification of Special Permit No. 2011-03 allowing for additional expansion of the use and structures at 141 Stevens Street and 91 Bassett Lane, Hyannis for the retail sale and service of automobiles has been granted subject to conditions. This decision must be recorded at the Barnstable County Registry of Deeds/Land Court Registry for it to be in effect and notice of that recording submitted to the Zoning Board of Appeals Office. The relief authorized by this decision must be exercised within two years unless extended. Appeals of this decision, if any, shall be made pursuant to MGL Chapter 40A, Section 17, within twenty (20) days after the date of the filing of this decision, a copy of which must be filed in the office of the Barnstable Town Clerk.


Stephen Helman, Chair

Oct 5, 2015
Date Signed

I, Ann Quirk, Clerk of the Town of Barnstable, Barnstable County, Massachusetts, hereby certify that twenty (20) days have elapsed since the Planning Board filed this decision and that no appeal of the decision has been filed in the office of the Town Clerk.

Signed and sealed this 26th day of October under the pains and penalties of perjury.


Ann Quirk, Town Clerk



**Town of Barnstable
Planning & Development Department**



Proposed Regulatory Agreement – Sea Captains Row

Applicant: Capebuilt Pleasant Street, LLC
Property Addresses: 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street, Hyannis
Assessor's Map/Parcel: Map 327 as Parcels 131, 245, 122, 133, 121, 143, 268, 135 and 137
Property Owner: McEvoy Commercial Associates LLC, McEvoy Parking Associates, LLC, McEvoy Realty Associates, LLC, Rose Ann McEvoy
Zoning: Harbor District and Hyannis Village Business District (Growth Incentive Zone)
Lot Area: 103,688 sq.ft (2.38 acres)
Utilities: Public water & sewer

General Description of Proposed Development

Redevelopment of nine parcels with seven new multi-family residential structures containing sixty (60) total units with a total floor area of 22,252 square feet.

- Construction seven three-story multi-family housing buildings, one three-story building with two townhouses, and one building to be renovated into a community gathering space with two studio apartments above. Outdoor patio areas and other site amenities proposed.
- Six existing dilapidated structures are proposed to be demolished.
- Paved parking areas with new stormwater management systems, lighting and landscaping proposed.

Waivers Requested

The Regulatory Agreement seeks waivers from the Zoning Ordinance, specifically:

- Section 240-24.1.3 – mixed use density relief, set back relief, parking relief, landscape set back, maximum floor area;
- Section 240-24.1.7 (A) (1) – Principal permitted use, density, C. dimensional bulk requirements set backs, height, maximum lot coverage, landscape;
- Section 240-1.11 (A) 4. – Off-Street parking.

And waivers from the Code of the Town of Barnstable, specifically:

- Chapter 112, Article I – Preservation of historic structures, demolition and redevelopment of structures greater than 75 years old;
- Chapter 9, Article III – Section 241-42 requirement for a Certificate of Appropriateness from the Hyannis Main Street Waterfront Historic District Commission;
- Chapter 9 Article 1 – Inclusionary Affordable Housing requirements – Section 9-4-D requiring at least 10 % of the residential units constructed to be deed restricted to affordable housing units.
- Board of Health requirement that the dumpster be located 10 feet from the lot line.

Other Reviews & Approvals

- **Site Plan Review:** The proposal presented with the Regulatory Agreement was reviewed by the Site Plan Review Committee (Building, Department of Public Works, Hyannis Fire District, etc.) pursuant to Article IX of the Zoning Ordinance. The Committee approved the project at a formal hearing on July 21, 2017.

Procedural Information

- Notice of the proposed regulatory agreement and public hearing was provided in the Barnstable Patriot, to abutting property owners, and to interested parties as required by §168-8(D).
- An affirmative majority vote of the Planning Board recommending execution of the Regulatory Agreement is required.
- Upon an affirmative recommendation from the Planning Board, a two-thirds affirmative vote of the Town Council is needed to authorize the Town Manager to execute the regulatory agreement.



Town of Barnstable Building Department Services

Jeffrey Lauzon,
Interim Building Commissioner
200 Main Street, Hyannis, MA 02601
www.town.barnstable.ma.us



Office: 508-862-4038

Fax: 508-790-6230

July 21, 2017

CapeBuilt Pleasant Street, LLC
c/o Mr. Matthew Eddy, P.E.
Baxter Nye Engineering & Surveying
78 North Street
Hyannis, MA 02601

RE: Site Plan Review #045-17 Sea Captain's Row – Regulatory Agreement Review
24, 28, 43, 44, 53, 56, 64, 66 Pleasant St., Hyannis & 86 South Street, Hyannis
Map 327, Parcels 131, 245, 122, 133, 121, 134, 268, 135 & 137 respectively

Proposal: Proposed Sea Captains Row residential housing development consisting of 9 buildings total with 7 three-story multi-family housing buildings are proposed as follows: 1 three-story building with two town houses; and, 1 building to be renovated into a community gathering space with two studio apartments above; and, an outdoor patio area. Paved parking areas with new storm water management systems, lighting and landscaping will be installed. Building will be served by Town water and sewer, as well as natural gas and electric/communications services.

Dear Mr. Eddy:

Please be advised that the above proposal was found to be approvable at the formal site plan review meeting held July 20, 2017 subject to the following:

- Plans that were reviewed and found approvable are entitled, "Sea Captains Row, Pleasant Street, Hyannis Massachusetts" Scale 1" = 20', 13 Sheets; and "Stormwater Management Calculations for Sea Captain's Row"; "Tower Truck Turning Template Plan" all dated June 23, 2017 and prepared for CapeBuilt Pleasant Street LLC by Baxter Nye Engineering & Surveying, Hyannis. Also, "Sea Captains Row, Schematic Design" including elevation and floor plans, 7 Sheets, prepared by Union Studio, Providence, RI.
- The granting of Regulatory Agreement waivers are required, including but not limited to the following: waivers for lot coverage, parking and density requirements; and, parking & landscape setbacks.

- Hans Keijser, Hyannis Water Department, has strongly recommended that the existing circa 1929 water main be replaced for the length of Pleasant Street; and that tie-ins for domestic water for each building come directly from Pleasant Street. A separate fire service line will also need to be provided for buildings requiring fire safety sprinkler systems. Further discussion and consultation regarding finalization of water service design will be required.
- Proposed sewer flows as submitted will exceed the current capacity allowance for the existing infrastructure. Sewer main along Pleasant Street will need to be upsized to accommodate flows. Further discussion and consultation regarding finalization of wastewater design will be required.
- All existing sewer connections for existing buildings must be cut and capped at the property line before demolition of the existing buildings. A sewer disconnection permit must be obtained from DPW by an approved contractor prior to disconnection work.
- Pleasant Street should be milled and overlaid, curb to curb, after all curbing and utility work is complete with new paving installed at a minimum 4" (2.4" of binder and 1.5" of topcoat); curb extending out into the street shall be granite; pavement markings shall be thermoplastic.
- Recorded easements for waterlines and sidewalk will be required.
- Confirmation is requested if DA-3 will require additional road drainage on Pleasant Street will need to be provided at the owner's expense, due to proposed on-street parking with bump outs. Drainage structures should be designed for a minimum 25-year event.
- Further discussion and consultation with DPW regarding finalization of on-site drainage and road drainage designs will be required.
- An Operations and Maintenance Plan for drainage will need to be provided and implemented.
- A photometric plan will need to be provided and approved.
- Further discussion and consultation regarding finalization of proposed community building use will be required. If the community building is proposed to be open to the public, additional associated parking, including HC spaces, may be required.
- Proposed dedicated on-street parking spaces will require a license from the Town Manager.
- Proposal is subject to the Hyannis Main Street Waterfront Historic District Commission for demolition of building over 75 years old and for exterior aesthetics including lighting.
- Requirements of Inclusionary Ordinance, Article 9, apply with 6 units required to be made affordable in perpetuity.

- Subsequent to finalization of the water service design, proposed landscaping and street trees are required to be added to the plan. Plantings must coordinate with Hyannis FD ladder truck turn templates and ladder truck overhang areas.
- All proposed buildings are required to be fire safety sprinklered with the exception of 86 South Street, however, it is the recommendation of the Hyannis Fire Chief that this building also be fire safety sprinklered.
- Per State Fire Code, proposed fire pit is not allowable. An alternative amenity should be proposed and discussed.
- Coordination with Hyannis Fire Department and DPW will be required to set up separate addresses for emergency response by building.
- Dumpsters must be set back 10 feet from lot lines and screened from the public unless relief is granted. Health Department Director strongly recommends meeting the required 10 foot setback for dumpsters abutting residential uses.
- Consultation with Hyannis FD will be required for fire safety sprinkler design and location of FDCs at the building permit stage.
- Applicant must obtain all other applicable permits, licenses and approvals required.

Upon completion of all work, a registered engineer or land surveyor shall submit a letter of certification, made upon knowledge and belief in accordance with professional standards that all work has been done in substantial compliance with the approved site plan (Zoning Section 240-105 (G)). This document shall be submitted prior to the issuance of the final certificate of occupancy.

A copy of the approved site plan will be retained on file.

Sincerely,



Ellen M. Swiniarski
Site Plan Review Coordinator

CC: Jeffrey Lauzon, Interim Building Commissioner
Elizabeth Jenkins, Director Planning & Development
Amanda Ruggiero, Assistant Town Engineer - DPW
Hyannis Fire Chief Dean Melanson
Tom McKean, Director Health Department



BARNSTABLE TOWN CLERK

**Town of Barnstable
Planning Board**

2017 AUG 21 PM 1:45

Application for a Regulatory Agreement

(Attach additional sheets if necessary)

A regulatory agreement is a contract between the applicant and the Town of Barnstable, under which the applicant may agree to contribute public capital facilities to serve the proposed development and the municipality or both, to build fair affordable housing, to dedicate or reserve land for open-space community facilities or recreational use, or to contribute funds for any of these purposes. The regulatory agreement shall establish the permitted uses, densities, and traffic within the development, the duration of the agreement, and any other terms or conditions mutually agreed upon between the applicant and the Town. A regulatory agreement shall vest land use development rights in the property for the duration of the agreement, and such rights shall not be subject to subsequent changes in local development ordinances.

For office use only: RA # _____

The undersigned hereby applies to the Planning Board of the Town of Barnstable for a Regulatory Agreement, in the manner and for the reasons set forth below:

1. Applicant Name⁴: Capebuilt Pleasant Street, LLC. Phone: c/o 508-778-0303

Applicant Address: c/o Law Office of David V. Lawler, 540 Main St., Suite 8, Hyannis, MA 02601

Applicant Email Address: c/o dlawler.atty@verizon.net

2. Project Name: Sea Captains Row

Property Location: 24, 28, 43, 44, 53, 56, 64, 66 Pleasant Street and 86 South Street, Hyannis, MA.

Map 327, Parcels 131, 245, 122, 133, 121, 143, 268, 135 and 137 respectively.

If applicant differs from owner, state nature of interest:⁵ The applicant is the purchaser under an executed purchase and sales agreement (see attached)

3. Owner(s) of Record. Provide the following information for all involved parcels (attach additional sheets if necessary):

Map/Parcel	Owners Name	Land Ct. Certif. of Title #	Lot & Plan	Registry of Deeds Book/Page #	# Years Owned
327/131 24 Pleasant	McEvoy Commercial Assocs. LLC			25831/318	6
327/245 28 Pleasant	McEvoy Commercial Assocs. LLC			21784/140	10
327/122 43 Pleasant	McEvoy Parking Assocs, LLC			21784/138	10
327/133 44 Pleasant	McEvoy Realty Assocs., LLC			21784/143	10

⁴ The Applicant Name will be the entity in whose name the Regulatory Agreement will be executed.

⁵ If the applicant differs from owner, the applicant is required to submit one original notarized letter authorizing the application, a copy of an executed purchase & sales agreement or lease, or other documents to prove standing and interest in the property.

327/121 53 Pleasant	McEvoy Parking Assoc., LLC		21784144	10
327/143 56 Pleasant	Rose Ann McEvoy		29558/294	1
327/268 64 Pleasant	McEvoy Realty Assocs. LLC	Parcel A Pl. Bk 69/19	21784/143	10
327/135 66 Pleasant	McEvoy Realty Assocs. LLC	Parcel B Pl. Bk 69/19	21784/143	10
327/137 86 South	McEvoy Realty Assocs. LLC		21784/134	10

Owners Contact information (if different from applicant)

Name	Address	Phone number	Email
McEvoy Commercial Assocs. LLC	40 Chase Road, East Sandwich, MA 02537		
McEvoy Parking Assocs, LLC	40 Chase Road, East Sandwich, MA 02537		
McEvoy Realty Assocs. LLC	40 Chase Road, East Sandwich, MA 02537		
Rose Ann McEvoy	56 Pleasant St., Hyannis, MA 02601		

4. List all Zoning District(s) within which the property is located: HD, HVB (GIZ), HHDC and Hyannis Parking
5. Is this project located within the Groundwater Protection Overlay District? Yes [] No [X] AP District
6. Is this project located within the Hyannis Main Street Waterfront Historic District? Yes [X] No []
7. Does this project involve the demolition or alteration of a building or structure, or any portion of any building or structure, that is over 75 years old? Yes [X] No []
8. Is this proposal subject to the jurisdiction of the Conservation Commission? Yes [] No [X]
9. Is this proposal subject to the jurisdiction of the Board of Health? Yes [X] No []
10. Is the Cape Cod Commission a party to the proposed Regulatory Agreement? Yes [] No [X]
11. Total land area subject to the Regulatory Agreement: 103,688 sq. ft.

Total land area upland: 103,688 sq. ft. Total land area wetland: N/A

12. Total estimated cost of construction: 15.6 Million Dollars
13. Existing Development – Describe existing buildings including number of buildings, Gross Floor Area of each building, height of each building and uses in each building (include Gross Floor Area of each use): 6 existing dwellings as detailed on Plan C20 #86-1,322 sq. ft.; #66- 1,037 sq. ft.; #64-719 sq. ft.; #56-6,294 sq. ft.; #44-2,403 sq. ft.; #43-1,751 sq. ft. also garage of 1,085 sq. ft.; as purchased- total square feet: 14,684

14. Existing Residential Uses: Provide existing density (units per acre), number of total residential units, number of market rate units, number of affordable units counted in the Town's DHCD inventory, and number of workforce units deed restricted, together with the number of bedrooms contained in each unit (also identified by market, affordable and workforce), and a description of which building said units are located (if more than one residential building exists on site):

Seven existing dilapidated residential dwellings with a total of 35 bedrooms (24 Pleasant Street 2 BRS; 24 Pleasant Street 2 BRS; 43 Pleasant Street 6 BRS; 44 Pleasant Street 7 BRS; 56 Pleasant Street 4 BRS; 64 Pleasant Street 2 BRS; 66 Pleasant Street 8 BRS; and 86 South Street 6 BRS.)

15. General Description of proposed agreement: The Applicant intends to demolish existing dilapidated structures and build 9 structures of multi-family residential units consisting of 60 total units with a total floor area of 22,252 sq. ft. The proposed development shall be consistent with the Site Construction plan by Baxter and Nye Engineering & Surveying entitled Sea Captains Row plans CO.0, C1.0, C3.0, C3.1, C3.2, C4.0, C4.1, C5.0 AND C5.1 dated June 23, 2017 and Plan C2.0 dated June 26, 2017. Also twenty-six page submission of renderings, floor plans and elevations by Union Studio dated June 26, 2017 entitled "Sea Captains Row.

Proposed Level of Development - Number of Buildings: 9

Proposed Use(s): Residential

Height of Proposed Uses: within zoning limits

Density of Proposed Uses: 25.21 Dwelling Units per acre

16. List all zoning relief sought under the regulatory agreement, including a reference to each section of the zoning ordinance under which the applicant seeks relief. (Note: This information will form the basis of the legal advertisement for public hearings on this application and should include all relief that may be required to construct the project. Failure to list all required relief may result in an inability to approve the application and may result in the need to re-advertise the public hearing(s) on the application.):

240-24.1.3 mixed-use density relief, set-back relief parking relief, landscape set back, max floor area

240-24.1.7(A.)(1) Principal permitted use, density, C. dimensional bulk requirements set-backs, height max lot coverage landscape relief

240-1.11 A-4 Off-street parking

17. List all relief sought from general ordinances, rules and/or regulations of the Town of Barnstable, including a reference to each section under which the applicant seeks relief (Note: This information may form the basis of the legal advertisement for public hearings on this application and should include all relief that may be required to construct the project. Failure to list all required relief may result in an inability to approve the application and may result in the need to re-advertise the public hearing(s) on the application.).

A.) Chapter 112 Article I. Preservation of historic structures, demolition and redevelopment of structures greater than 75 years old.

B.) Chapter 9, Article III-Section 241-42 Hyannis Main Street Waterfront Historic District Commission requirement for a Certificate of Appropriateness-Applicant is requesting this to be waived.

C.) Chapter 9, Article 1-Inclusionary Affordable Housing Requirements-Section 9-4-D requiring at least 10% of the residential units constructed shall be dedicated by deed restriction to affordable housing units. Applicant is requesting this to be waived.

D.) Board of Health Dumpster 10 ft. sideline relief

18. List the state and/or Federal Agencies from which permits, funding, or other actions have been/will be sought:

Barnstable Planning Board; Barnstable Town Council; Barnstable Building Department; Barnstable Department of Public Works; Hyannis Water Company; Hyannis Fire Department; Barnstable Conservation Commission; Mass. Dept. of Housing & Community Development; MASSHousing; Executive Office of Housing & Economic Development; and Barnstable Community Preservation Committee.

19. Proposed duration of the Regulatory Agreement (Note: By law, the agreement cannot exceed 10 years. The duration of the agreement limits the amount of time during which the applicant may seek to obtain development permits to construct the development. All conditions and terms of an executed agreement are on-going obligations of the parties that shall be honored in perpetuity once the applicant exercises development rights under the Regulatory Agreement):

10 years

20. A description of the public facilities and infrastructure to service the development, including whom shall provide such facilities and infrastructure, the date any new facilities will be constructed, a schedule and a commitment by the party providing such facilities and infrastructure to ensure public facilities adequate to serve the development are available concurrent with the impacts of the development:

See attached engineering plans and architectural renderings, which are incorporated by reference.

21. A description of any reservation or dedication of land for public purposes:

Not applicable

22. Description of Construction Activity (if applicable), including any demolition, alteration or rehabilitation of existing buildings and a description of building(s) to be demolished, altered or rehabilitated:

See attached engineering plans and architectural renderings, which are incorporated by reference.

Attach additional sheet if necessary

Submission Requirements:

The following information must be submitted with the application at the time of filing, failure to do so may result in a denial of your request.

Plan Submissions: All plans submitted with an application shall comply with the requirements of Section 240-102 of the Zoning Ordinance. In addition, the following shall be provided:

- Three (3) copies of the completed application form, each with original signatures.
- Three (3) copies of a 'wet sealed' certified property survey (plot plan) and three (3) reduced copies (8 1/2" x 11" or 11" x 17") showing the dimensions of the land, all wetlands, water bodies, surrounding roadways and the location of the existing improvements on the land.
- Four (4) copies of a proposed site improvement plan and building elevations and layout as may be required plus three (3) reduced copies (8 1/2" x 11" or 11" x 17") of each drawing. These plans must show the exact location of all proposed improvements and alterations on the land and to the structures.

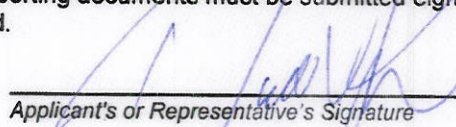
In addition, "pdf" electronic copies of all plans and materials are requested as well as all an electronic file of all plans (format AutoCad.dwg, AutoCad.dxf). Electronic and pdf's can be submitted by disk or e-mailed to karen.herrand@town.barnstable.ma.us.

Other required submissions:

- Review Fee(s) payable by certified check to the Town of Barnstable.
- Deed(s) or Purchase and Sale Agreement(s) for all involved parcels.
- Proof of filing of a Project Notification Form with the Massachusetts Historical Commission if the project is located outside of the Hyannis Main Street Waterfront Historic District.

Other: The applicant may submit additional supporting documents to assist the Board in making its determination. All supporting documents must be submitted eight days prior to the public hearing for distribution to the Board.

Signature:


Applicant's or Representative's Signature

Date:

8-21-12

Print Name

David V. Lawler as Attorney for Capebuilt Pleasant Street, LLC

Representative's⁶
Address:

540 Main St., Suite 8, Hyannis, MA 02601 Phone: 508-778-0303

Fax No.: 508-778-4600

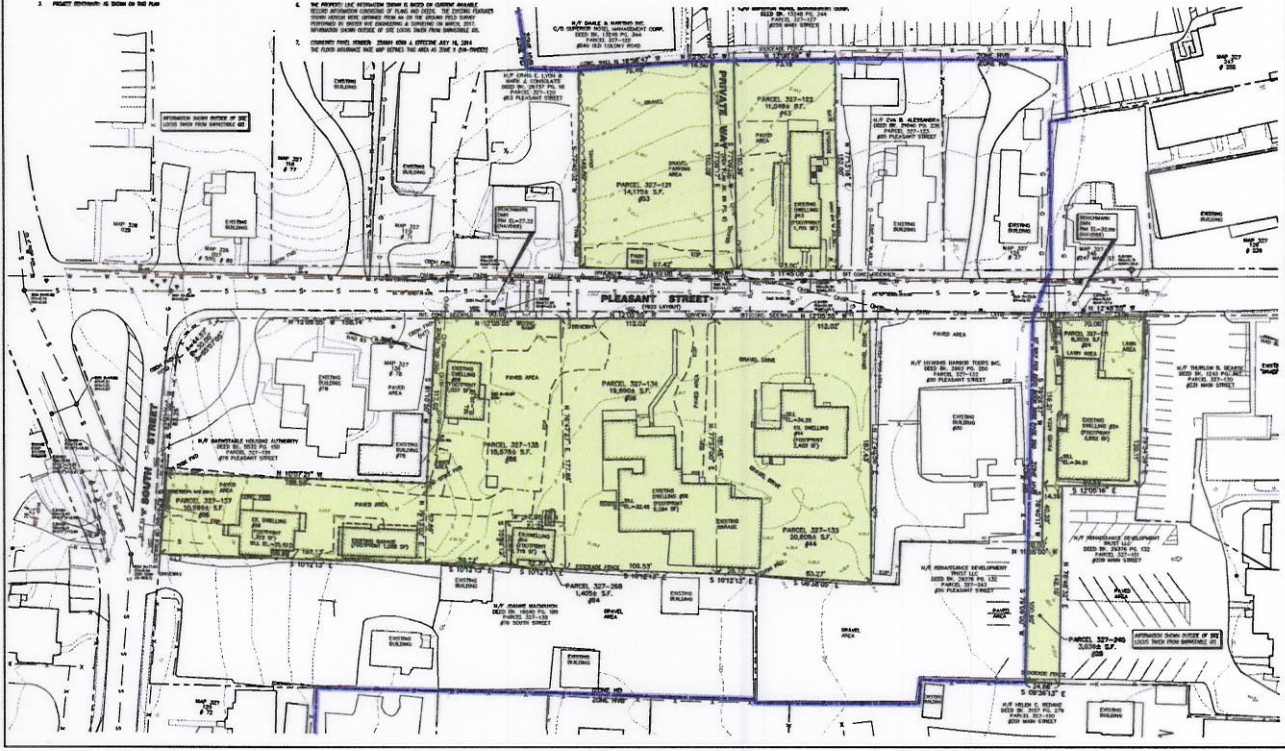
Representative's
E-Mail Address:

dlawler.atty@verizon.net

⁶ Note: All correspondence on this application will be processed through the Representative named at that address and phone number provided. Except for Attorneys, if the Representative differs from the Applicant/Owner, a letter authorizing the Representative to act on behalf of the Applicant/Owner shall be required.

[illegible][illegible]

- PER DATE AND CLASS AS OF 10/25/2024
- DOES NOT APPEAR TO BE WITHIN AN ALCZ (AREA OF CRITICAL CONSERVATION), CONTING
- DOES NOT APPEAR TO BE WITHIN AN AREA OF ESTIMATED WORTH OF STATE WILDLIFE AS MAPPED ON BASES AS EITHER PER ANCEP THERMOSPHERIC ANALYSIS OF STATE WILDLIFE FOR USE IN THE RELEASED PROPOSED AEC REGULATIONS (2ND QTR 1987)
- DOES NOT APPEAR TO CONTAIN A CERTIFIED NATURE PAUL AS MAPPED ON BASES AS EITHER PER ANCEP THERMOSPHERIC ANALYSIS
- DOES NOT APPEAR TO BE WITHIN A PROTECT INTENT AS MAPPED ON BASES AS EITHER PER ANCEP THERMOSPHERIC ANALYSIS OR PER SPICES ISSUED BY THE MISSOURI DEPARTMENT OF CONSERVATION (2ND QTR 1987)
- DOES NOT APPEAR TO BE WITHIN A STATE APPROVED ZONE A GROUNDWATER RECHARGE PROTECTION AREA
- DOES NOT APPEAR TO BE WITHIN A ZONE OF CONTINGUITY TO A SURROUNDING COUNTY (MISSOURI STATE REL 360-45)

[illegible]

STAMP	STAMP
CONSULTANT	

ARCHITECT
Union Studio Architecture
& Community Design
140 Union Street
Providence, RI 02903
(401) 272-4724

PREPARED FOR:
CapeSant Pleasant Street LLC
11 Chestnut Street
Suite M304
Amesbury, MA 01913

PROJECT TITLE
Sea Captains Row
24,28,43,44,53,56,66,64
Pleasant Street
86 South Street
Hyannis, MA

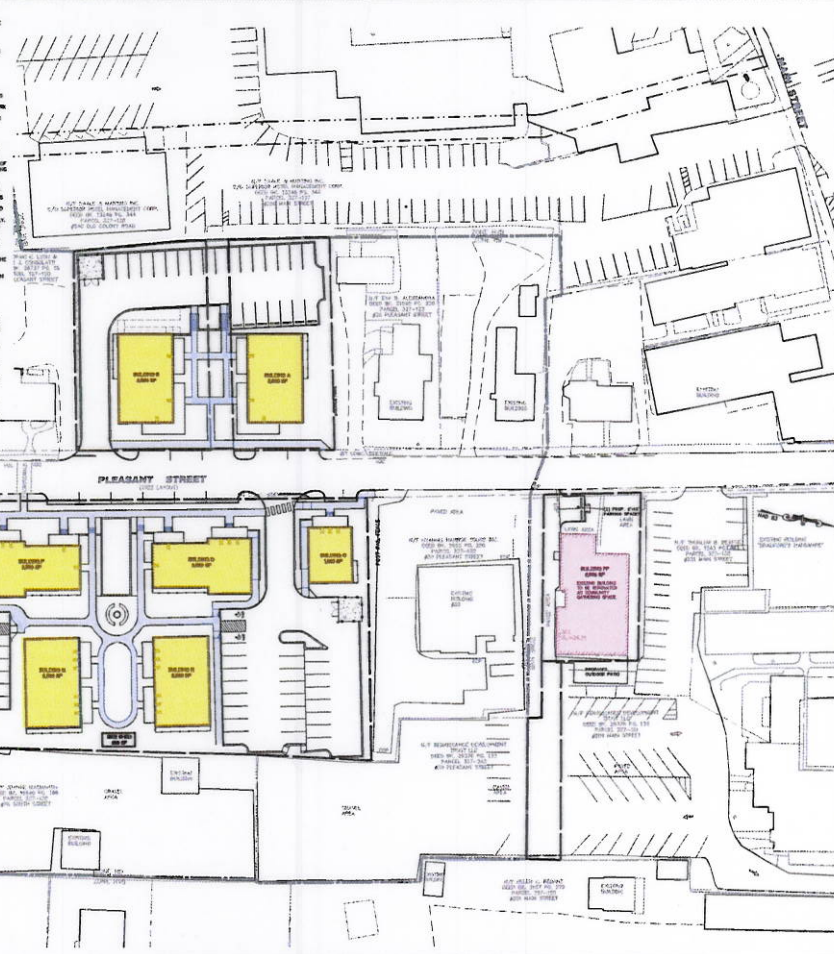
NO. BY DATE DESCRIPTION
SHEET TITLE
**Existing Conditions
Plan**
SHEET NO.
C2.0
DATE: APR 25, 2017
30 0 30 60
SCALE IN FEET
SCALE: 1" = 30'
DRAWN BY: JH CHECKED BY: JH
JOB NO: 2017-001 FILE: 2017-001.dwg

ZONING TABLE

USE	MIN. LOT AREA (SQ. FT.)	MIN. LOT DEPTH (FEET)	MIN. FRONT YARD SETBACK (FEET)	MIN. SIDE YARD SETBACK (FEET)	MIN. REAR YARD SETBACK (FEET)	MAX. BUILDING HEIGHT (FEET)	MAX. GROUND COVER (%)	MAX. LOT COVERAGE (%)	MAX. FLOOR AREA (SQ. FT.)	MAX. NUMBER OF UNITS
RESIDENTIAL SINGLE-FAMILY (R1)	10,000	30	10	5	10	35	30	40	10,000	1
RESIDENTIAL TWO-FAMILY (R2)	10,000	30	10	5	10	35	30	40	10,000	2
RESIDENTIAL THREE-FAMILY (R3)	10,000	30	10	5	10	35	30	40	10,000	3
RESIDENTIAL FOUR-FAMILY (R4)	10,000	30	10	5	10	35	30	40	10,000	4
RESIDENTIAL FIVE-FAMILY (R5)	10,000	30	10	5	10	35	30	40	10,000	5
RESIDENTIAL SIX-FAMILY (R6)	10,000	30	10	5	10	35	30	40	10,000	6
RESIDENTIAL SEVEN-FAMILY (R7)	10,000	30	10	5	10	35	30	40	10,000	7
RESIDENTIAL EIGHT-FAMILY (R8)	10,000	30	10	5	10	35	30	40	10,000	8
RESIDENTIAL NINE-FAMILY (R9)	10,000	30	10	5	10	35	30	40	10,000	9
RESIDENTIAL TEN-FAMILY (R10)	10,000	30	10	5	10	35	30	40	10,000	10
RESIDENTIAL ELEVEN-FAMILY (R11)	10,000	30	10	5	10	35	30	40	10,000	11
RESIDENTIAL TWELVE-FAMILY (R12)	10,000	30	10	5	10	35	30	40	10,000	12
RESIDENTIAL THIRTEEN-FAMILY (R13)	10,000	30	10	5	10	35	30	40	10,000	13
RESIDENTIAL FOURTEEN-FAMILY (R14)	10,000	30	10	5	10	35	30	40	10,000	14
RESIDENTIAL FIFTEEN-FAMILY (R15)	10,000	30	10	5	10	35	30	40	10,000	15
RESIDENTIAL SIXTEEN-FAMILY (R16)	10,000	30	10	5	10	35	30	40	10,000	16
RESIDENTIAL SEVENTEEN-FAMILY (R17)	10,000	30	10	5	10	35	30	40	10,000	17
RESIDENTIAL EIGHTEEN-FAMILY (R18)	10,000	30	10	5	10	35	30	40	10,000	18
RESIDENTIAL NINETEEN-FAMILY (R19)	10,000	30	10	5	10	35	30	40	10,000	19
RESIDENTIAL TWENTY-FAMILY (R20)	10,000	30	10	5	10	35	30	40	10,000	20

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS, THE MASSACHUSETTS STATE BUILDING CODE, AND THE MASSACHUSETTS STATE PLANNING BOARD REGULATIONS.
2. THE CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, THE MASSACHUSETTS STATE PLANNING BOARD REGULATIONS, AND THE MASSACHUSETTS STATE FIRE MARSHAL'S REGULATIONS.
3. THE CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, THE MASSACHUSETTS STATE PLANNING BOARD REGULATIONS, AND THE MASSACHUSETTS STATE FIRE MARSHAL'S REGULATIONS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS, THE MASSACHUSETTS STATE BUILDING CODE, AND THE MASSACHUSETTS STATE PLANNING BOARD REGULATIONS.
5. CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, THE MASSACHUSETTS STATE PLANNING BOARD REGULATIONS, AND THE MASSACHUSETTS STATE FIRE MARSHAL'S REGULATIONS.
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12. CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, THE MASSACHUSETTS STATE PLANNING BOARD REGULATIONS, AND THE MASSACHUSETTS STATE FIRE MARSHAL'S REGULATIONS.
13. CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, THE MASSACHUSETTS STATE PLANNING BOARD REGULATIONS, AND THE MASSACHUSETTS STATE FIRE MARSHAL'S REGULATIONS.
14. CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, THE MASSACHUSETTS STATE PLANNING BOARD REGULATIONS, AND THE MASSACHUSETTS STATE FIRE MARSHAL'S REGULATIONS.
15. CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, THE MASSACHUSETTS STATE PLANNING BOARD REGULATIONS, AND THE MASSACHUSETTS STATE FIRE MARSHAL'S REGULATIONS.



BAXTER NYE

ENGINEERING & SURVEYING

Registered Professional Engineers and Land Surveyors
70 North Street - 3rd Floor
Providence, Rhode Island 02903
Phone - (401) 771-7502
Fax - (401) 771-7522
www.baxter-nye.com

STAMP

CONSULTANT

ARCHITECT
Union Studio Architecture
& Community Design
140 Union Street
Providence, RI 02903
(401) 272-4724

PREPARED FOR:
CapeBilt Pleasant Street LLC
11 Chestnut Street
Suite M304
Amesbury, MA 01913

PROJECT TITLE
Sea Captain Row
34,28,43,44,63,66,68,64
Pleasant Street
88 South Street
Hyalis, MA

REVISION DATE DESCRIPTION

REVISION TITLE

Master Layout Plan

SHEET NO.

C3.0

DATE: 10/15/2011

SCALE: 1" = 10'

DESIGNED BY: J.E. CHECKED BY: J.E.

100 200 300 400 500 600 700 800 900 1000

ALL SIGNAGE MUST BE IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (UPDATED LATEST EDITION, ALL APPLICATIONS, SIGNS, AND LOCAL REQUIREMENTS, ORDINANCES, AND BYLAWS).
COLOR RETAILER SHALL COORDINATE SIGNING WITH LOCAL COLOR CODE REQUIREMENTS WITH LOCAL AGENCIES AS NECESSARY (SPECIAL NOTE TO VEH'S HANDICAP PARKING SIGN FORMAT).
* AND "VAN ACCESSIBLE" WERE ADDED.

ALL SIGNAGE MUST BE IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (UPDATED LATEST EDITION, ALL APPLICATIONS, SIGNS, AND LOCAL REQUIREMENTS, ORDINANCES, AND BYLAWS).
COLOR RETAILER SHALL COORDINATE SIGNING WITH LOCAL COLOR CODE REQUIREMENTS WITH LOCAL AGENCIES AS NECESSARY (SPECIAL NOTE TO VEH'S HANDICAP PARKING SIGN FORMAT).
* AND "VAN ACCESSIBLE" WERE ADDED.

N/T DAZE & MARTINO INC
C/O SUPERIOR HOTEL MANAGEMENT CORP
DEED BK. 13248 PG. 344
PARCEL 327-126
#540 OLD COLONY ROAD

H/F DALE & MARTINO INC.
C/O SUPERIOR HOTEL MANAGEMENT CORP
DEED BK. 13248 PG. 344
PARCEL 327-127
2258 MAIN STREET

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CONSULTANT	
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ARCHITECT
Union Studio Architecture
& Community Design
140 Union Street
Providence, RI 02903
(401) 272-4724

PREPARED FOR:
CapeBull Pleasant Street
11 Chestnut Street
Suite M304
Amesbury, MA 01913

PROJECT TITLE
Sea Captains Row
24,28,43,44,53,56,66,64
Pleasant Street
86 South Street
Hyannis, MA

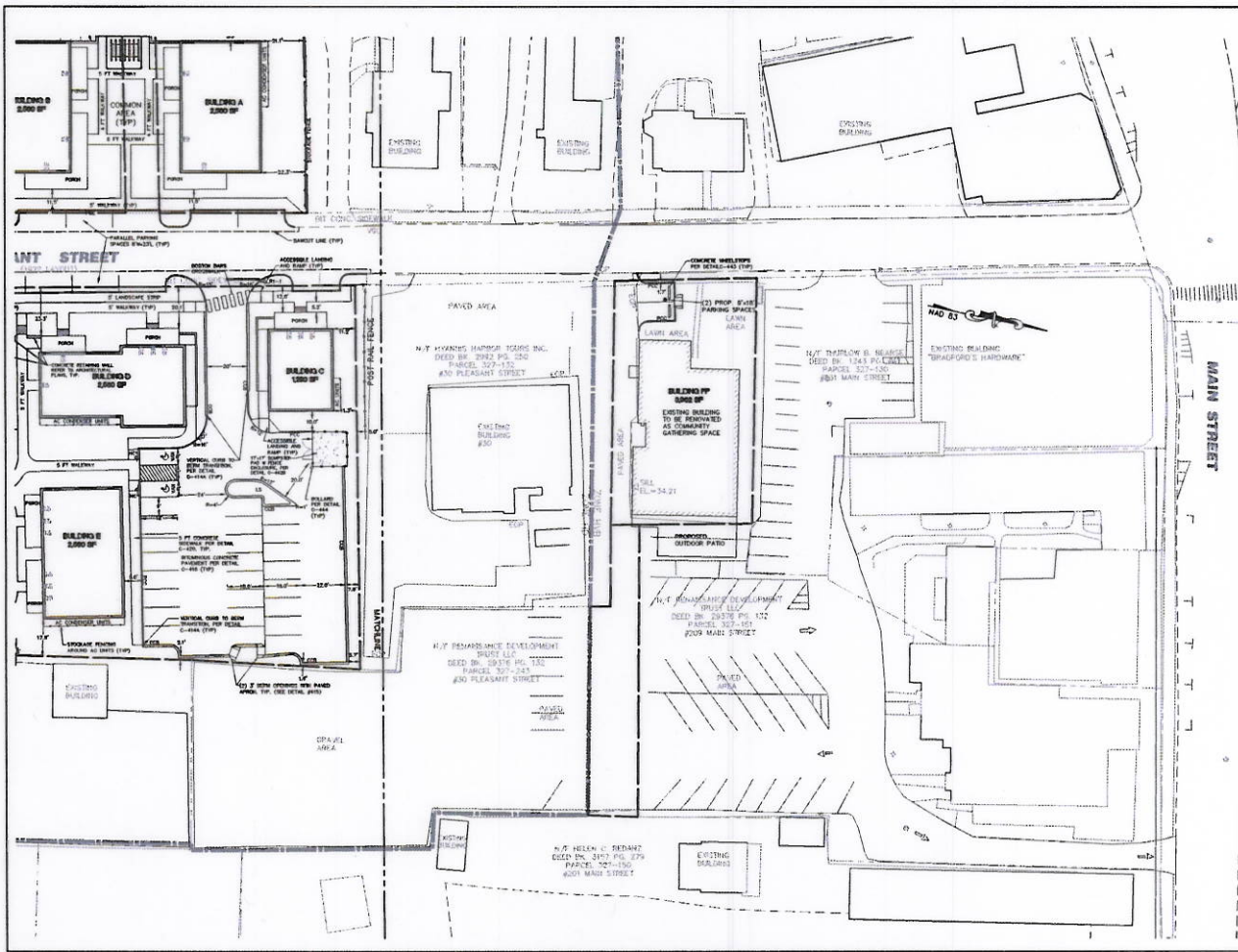
N	O	B
NOBY DATE DESCRIPTION SHEET TITLE		
Layout and Dimension Plan		

SHEET NO
C3.1

DATE: JUNE 23, 2017

SCALE IN FEET
90 FEET 1"=30'

DRAWN BY: JAL	CHECKED BY:
JOB NO. 2017-000	FILE: 2017-000



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Union Studio Architecture
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140 Union Street
Providence, RI 02903
(401) 272-4724

PREPARED FOR
CapeBull Pleasant Street LLC
11 Chestnut Street
Suite 100
Amesbury, MA 01813

PROJECT TITLE
See Captains Row
24,28,43,44,53,56,60,64
Pleasant Street
Hyannis, MA

DATE 03/20/17

DRAWN BY JH

CHECKED BY JH

DATE 03/20/17

SCALE 1" = 40'

PROJECT NO. C3.2

SEA CAPTAINS ROW

SCHEMATIC DESIGN

HYANNIS, MA

JUNE 26, 2017



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401.272.4724 401.272.4825

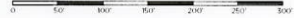


SEA CAPTAINS ROW

LOCUS PLAN

JUNE 26, 2017

SCALE 1"=100'-0"



PAGE 2



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BUILDING & UNIT MATRIX									
Type A	1 bed	2 bed	3 bed	No. on site: 1	Studio	1 bed	2 bed	3 bed	
Floor 01	2	0	0			2	0	0	
Floor 02	2	0	0			2	0	0	
Floor 03	2	0	0			2	0	0	
Type B	1 bed	2 bed	3 bed	No. on site: 2					
Floor 01	0	2	0			0	4	0	
Floor 02	0	2	0			0	4	0	
Floor 03	0	1	1			0	2	2	
Type C	1 bed	2 bed	3 bed	No. on site: 2					
Floor 01	1	2	0			2	4	0	
Floor 02	1	2	0			2	4	0	
Floor 03	1	2	0			2	4	0	
Type D	1 bed	2 bed	3 bed	No. on site: 2					
Floor 01	1	2	0			2	4	0	
Floor 02	4	0	0			8	0	0	
Floor 03	2	0	1			4	0	2	
Type E	1 bed	2 bed	3 bed	No. on site: 1					
Townhouse Condo	0	0	2			0	0	2	
Patriot Press	1 bed	2 bed	3 bed	No. on site: 1					
Floor 01		Common							
Floor 02		2 studios							
TOTAL:					2	26	26	6	
					3%	41%	41%	10%	
TOTAL UNITS:					60				



SEA CAPTAINS ROW

SITE PLAN

JUNE 26, 2017

SCALE 1"=60'-0"

PAGE 3



SEA CAPTAINS ROW

AERIAL PERSPECTIVE - COMMON GREEN AT EAST SIDE OF PLEASANT STREET

JUNE 26, 2017



SEA CAPTAINS ROW
AERIAL PERSPECTIVE - PLEASANT STREET
JUNE 26, 2017



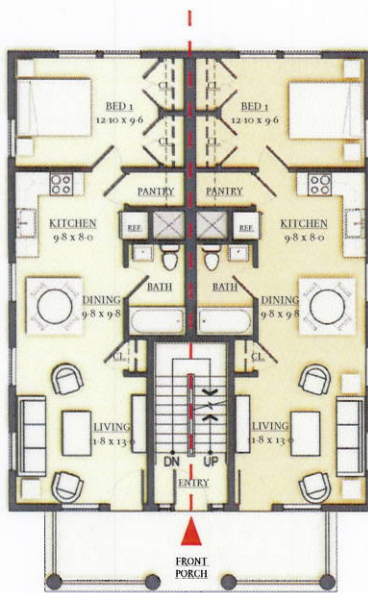
SEA CAPTAINS ROW

AERIAL PERSPECTIVE - COMMON GREEN AT WEST SIDE OF PLEASANT STREET
JUNE 26, 2017

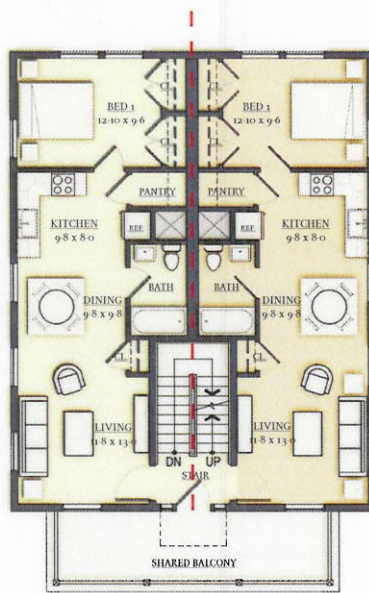
PAGE 6



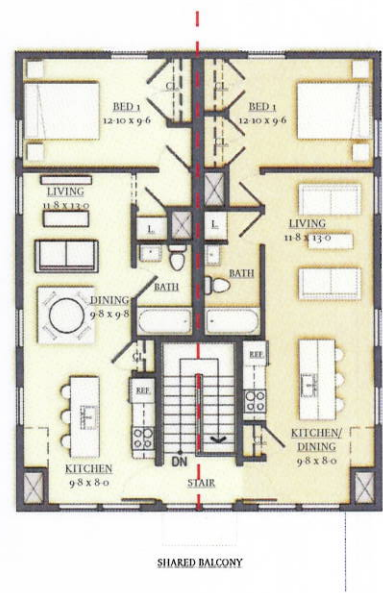
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ARCHITECTURE & COMMUNITY DESIGN



FIRST FLOOR PLAN
(2) 1BDR



SECOND FLOOR PLAN
(2) 1BDR



THIRD FLOOR PLAN
(2) 1BDR

SEA CAPTAINS ROW

FLOOR PLANS - TYPE A

JUNE 26, 2017

SCALE: 1/8"=1'-0"



PAGE 7



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FRONT ELEVATION



SIDE ELEVATION

**BUILDING HEIGHT DEFINITION PER CITY OF BARNSTABLE ZONING ORDINANCE: Shall be measured as the vertical distance from the grade plane to the average height of the highest roof plane that also has the highest ridgeline.*

SEA CAPTAINS ROW

BUILDING ELEVATIONS - TYPE A

JUNE 26, 2017

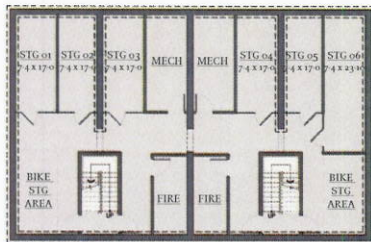
SCALE 1/8"=1'-0"



PAGE 9

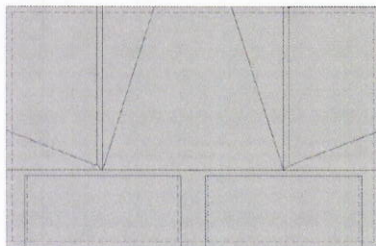


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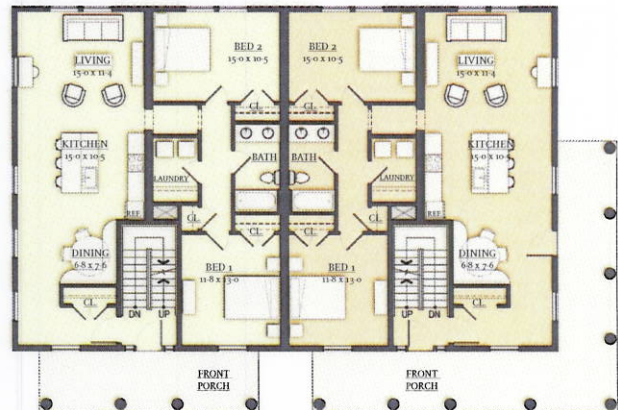
BASEMENT PLAN

SCALE 1/16"=1'-0"



ROOF PLAN

SCALE 1/16"=1'-0"



**FIRST FLOOR PLAN
(2) 2BDR**

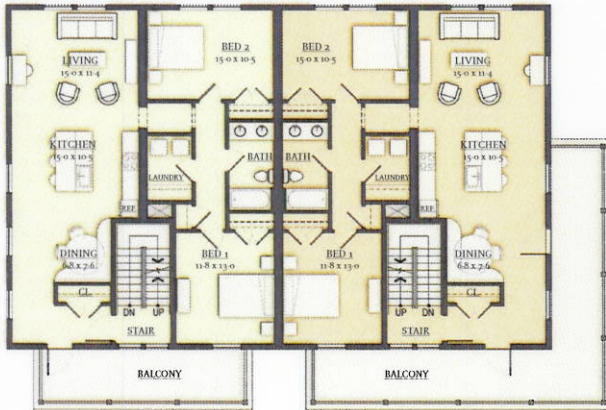
SEA CAPTAINS ROW

FLOOR PLANS - TYPE B (CONDOMINIUM)

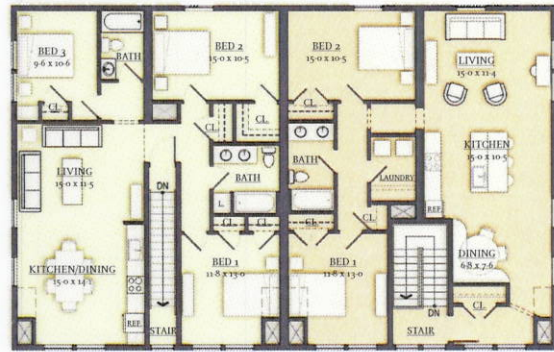
JUNE 26, 2017

SCALE 1/32"=1'-0"





SECOND FLOOR PLAN
(2) 2BDR



THIRD FLOOR PLAN
(1) 2BDR + (1) 3BDR

SEA CAPTAINS ROW

FLOOR PLANS - TYPE B (CONDOMINIUM)

JUNE 26, 2017

SCALE: 1/32"=1'-0"

0' 1' 2' 4' 8' 16' 20' 40'





**BUILDING HEIGHT DEFINITION PER CITY OF BARNSTABLE ZONING ORDINANCE: Shall be measured as the vertical distance from the grade plane to the average height of the highest roof plane that also has the highest ridgeline.*

SEA CAPTAINS ROW

BUILDING ELEVATION - TYPE B

JUNE 26, 2017

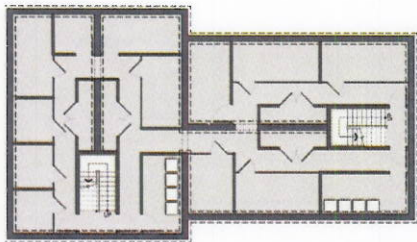
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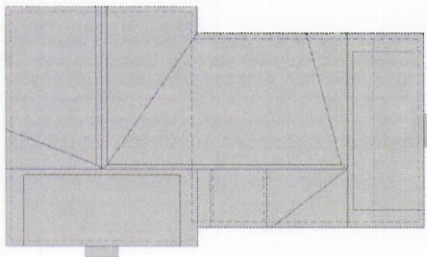
PAGE 12



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BASEMENT PLAN



ROOF PLAN



FIRST FLOOR PLAN
(1) 1BDR + (1) 2BDR + (1) ADA 2BDR

SEA CAPTAINS ROW

FLOOR PLANS - TYPE C

JUNE 26, 2017

SCALE 1/8" = 1'-0"

0' 1' 2' 4' 10' 20' 40'

PAGE 13



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ARCHITECTURE & COMMUNITY DESIGN



SECOND FLOOR PLAN
(1) BDR + (2) 2BDR



THIRD FLOOR PLAN
(1) 1BDR + (2) 2BDR

SEA CAPTAINS ROW

FLOOR PLANS - TYPE C

JUNE 26, 2017

SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 12' 16' 20' 24' 28' 32' 36' 40'

PAGE 14



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FRONT ELEVATION

**BUILDING HEIGHT DEFINITION PER CITY OF BARNSTABLE ZONING ORDINANCE: Shall be measured as the vertical distance from the grade plane to the average height of the highest roof plane that also has the highest ridgeline.*

SEA CAPTAINS ROW

BUILDING ELEVATION - TYPE C

JUNE 26, 2017

SCALE 1/8"=1'-0"



PAGE 15



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SIDE ELEVATION

**BUILDING HEIGHT DEFINITION PER CITY OF BARNSTABLE ZONING ORDINANCE: Shall be measured as the vertical distance from the grade plane to the average height of the highest roof plane that also has the highest ridgeline.*

SEA CAPTAINS ROW

BUILDING ELEVATION - TYPE C

JUNE 26, 2017

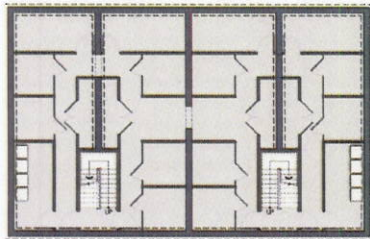
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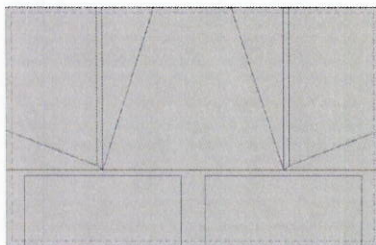
PAGE 18



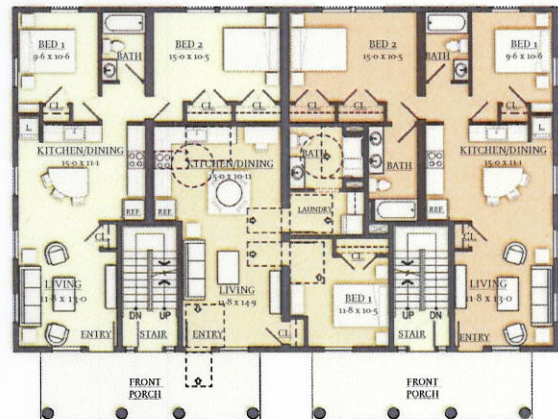
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BASEMENT PLAN



ROOF PLAN



FIRST FLOOR PLAN
(1) 1BDR + (2) 2BDR

SEA CAPTAINS ROW

FLOOR PLANS - TYPE D

JUNE 26, 2017

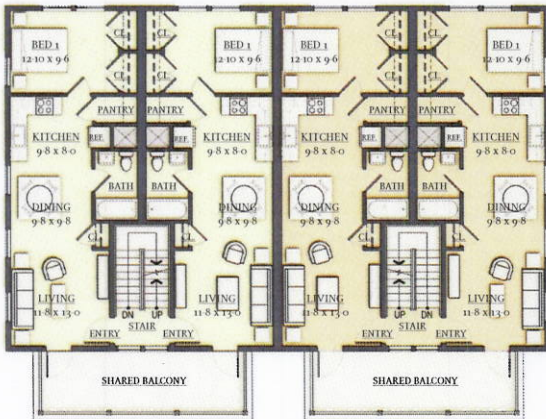
SCALE: 1/32" = 1'-0"

0' 2' 4' 10' 20' 40'

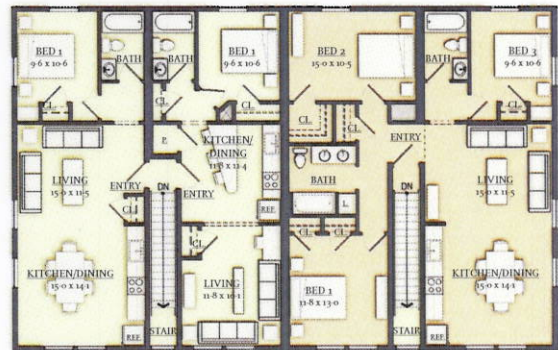
PAGE 17



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SECOND FLOOR PLAN
(4) 1BDR



THIRD FLOOR PLAN
(2) 1BDR + (1) 3BDR

SEA CAPTAINS ROW

FLOOR PLANS - TYPE D

JUNE 26 2017

SCALE 1/32" = 1'-0"

0' 2' 4' 10' 20' 40'

PAGE 18



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



FRONT ELEVATION



SIDE ELEVATION

**BUILDING HEIGHT DEFINITION PER CITY OF BARNSTABLE ZONING ORDINANCE: Shall be measured as the vertical distance from the grade plane to the average height of the highest roof plane that also has the highest ridgeline.*

SEA CAPTAINS ROW

BUILDING ELEVATION - TYPE D

JUNE 26, 2017

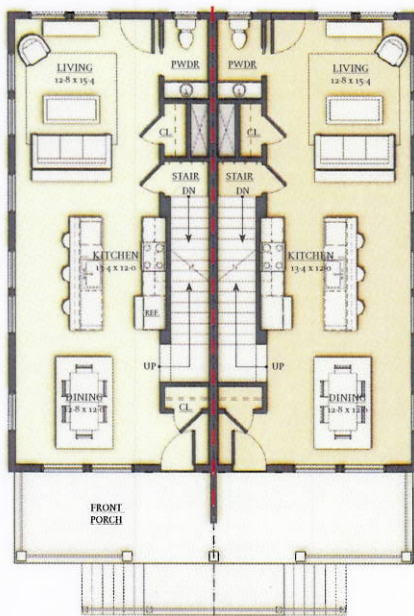
SCALE 1/8"=1'-0"

0 1 2 4 8 16 32'

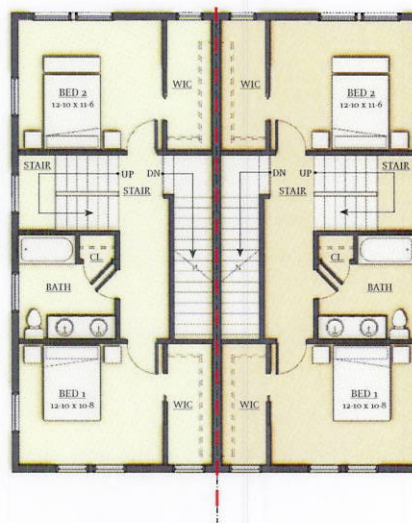
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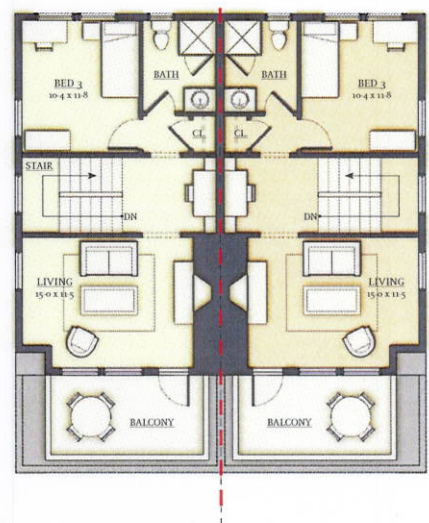
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

SEA CAPTAINS ROW

FLOOR PLANS - TYPE E (TOWNHOUSE)

JUNE 26, 2017

SCALE: 3/8"=1'-0"

0 1 2 4 8 16

PAGE 20



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SIDE ELEVATION



FRONT ELEVATION

SEA CAPTAINS ROW

BUILDING ELEVATION - TYPE E

JUNE 26, 2017

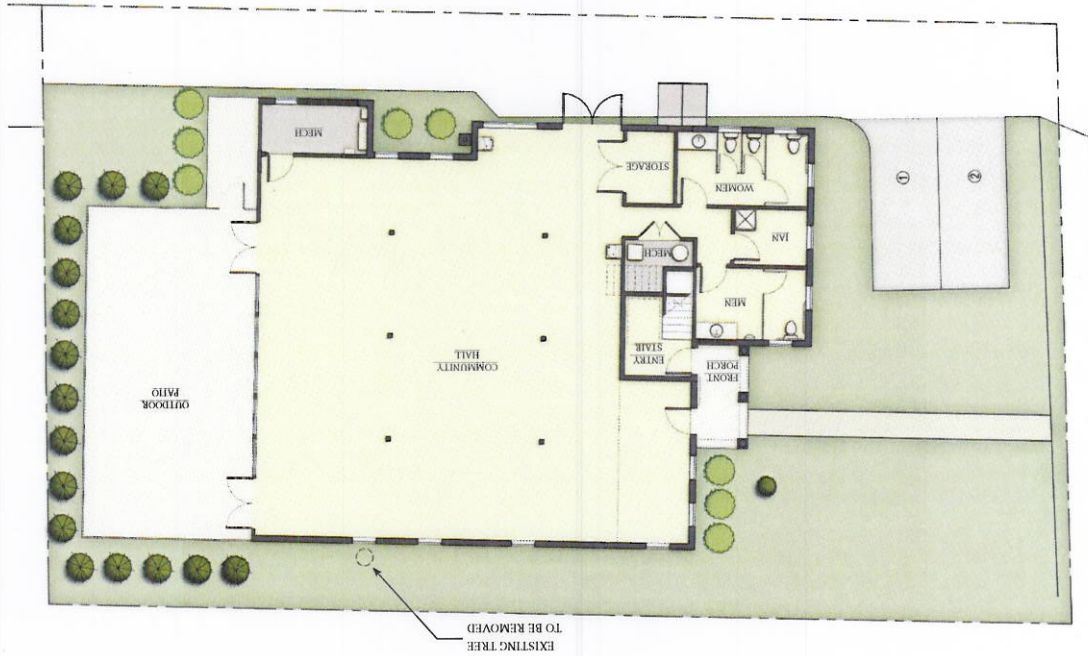
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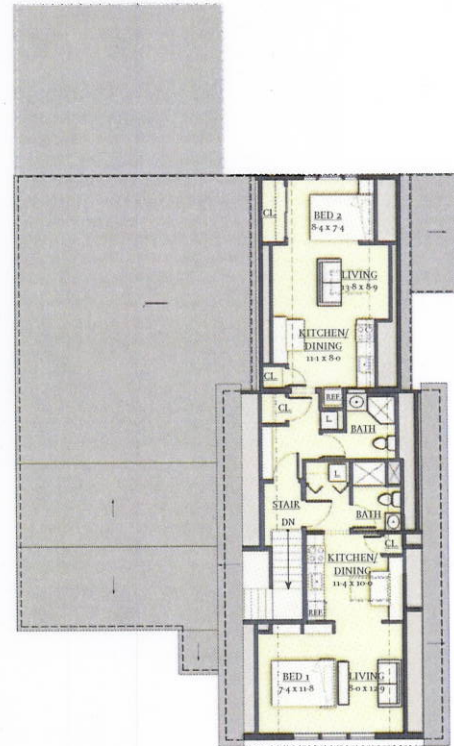
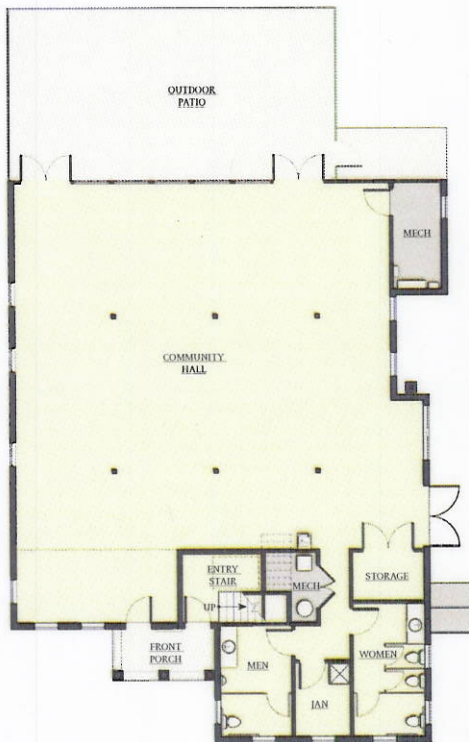
0 1 2 4 8 16 32

PAGE 21



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SECOND FLOOR PLAN

SEA CAPTAINS ROW

FLOOR PLANS - PATRIOT PRESS

JUNE 26, 2017

SCALE: 3/32"=1'-0"

0' 1' 2' 4' 10' 20' 40'

PAGE 23



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SEA CAPTAINS ROW

EXISTING CONDITIONS - ELEVATION PHOTOS
JUNE 26, 2017

PAGE 24



SEA CAPTAINS ROW

EXISTING CONDITIONS - ELEVATION PHOTOS
JUNE 26, 2017

PAGE 25



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STREETSCAPE A - PLEASANT STREET



STREETSCAPE B - COMMON COURT



STREETSCAPE KEY

SEA CAPTAINS ROW

STREETSCAPE

JUNE 26, 2017

SCALE: 1/32"=1'-0"

0' 2' 4' 8' 12' 16' 20' 24' 28' 32' 36' 40'

PAGE 26



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