



BARNSTABLE  
TOWN CLERK

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**Town of Barnstable  
Planning Board  
Minutes  
November 8, 2010**

Raymond Lang – Chair	Present
Paul Curley	Present
David Munsell	Present
Felicia Penn	Present
Matthew Teague	Present

Also present were Growth Management staff Jo Anne Miller Buntich, Director; Elizabeth Jenkins, Principal Planner; and Ellen Swiniarski, Regulatory Review Coordinator. A quorum being met, Chairman Lang opened the meeting at 7:00 PM.

**Approval Not Required Plans – Old Post Road LLC – Withdrawal and resubmission – Motion duly made by David Munsell, seconded by Matthew Teague, to withdraw this ANR. So voted unanimously.**

**Public Hearing – Zoning Amendment – Non-conforming Lots, Lot Area Exchange – Proposal to amend Chapter 240, Article VIII of the Zoning Ordinance by adding a new Subsection I to Section 240-91 Non-conforming Lots – Motion duly made by Felicia Penn, seconded by Paul Curley, to open the public hearing. So voted unanimously.**

Elizabeth Jenkins reviewed the rationale for the proposed zoning amendment which is to simplify the process for two existing non-conforming developed lots to adjust property lines when all parties are in consensus.

No public comment was received.

A motion was duly made by Ray Lang, seconded by Felicia Penn, to recommend to the Town Council approval of the zoning change to Chapter 240 Article VIII of the Zoning Ordinance by adding a new subsection I to Section 240-92 Non-conforming Lots with amendments thereto and create a new subsection 1 to 240-91 Non-conforming lots as stated in the materials provided to the Board on 11/8/10 for item No 2011-014. 4 in favor; 1 opposed.

Motion duly made by Felicia Penn, seconded by Matthew Teague, to close the public hearing. So voted unanimously.

**Informal Discussion with Attorney Michael Ford and Wayne Kurker regarding a Regulatory Agreement for 90 High School Road and 67 Winter Street, Hyannis (former Puritan Pontiac site) –** Attorney Ford stated that the application for a regulatory agreement has been submitted and is scheduled for a public hearing before the Planning Board on November 22, 2010; a site plan has also been filed. In addition, a one page outline of items to be discussed at tonight's meeting was submitted to the board members. Attorney Ford stated that the last use for the building was as an automobile dealership and it is still set up as such. The request before the board is to convert a portion of that space for boat storage and service and the remainder of the building would be leased; however no tenants have yet been established. Current zoning is OM, AP. The immediate use being requested is to maintain the current use for an auto body shop and small vehicle liner shop, with a portion for boat storage and service and the remainder for a tenant that will fit within one of the current and allowed use categories.

Mr. Kurker then provided more detail and questions and concerns from the Planning Board were addressed.

Based on input from the board, Attorney Ford and the Growth Management staff will work on a draft regulatory agreement which will be available for the November 22<sup>nd</sup> meeting.

**Planning Board Minutes of October 25, 2010** – Motion duly made by Paul Curley, seconded by Dave Munsell, to accept the minutes of the October 25, 2010 Planning Board. So voted unanimously.

Jo Anne Buntich then provided an update on the town wide sign code ordinance amendment and the work with the villages. A draft amendment will be available for the next meeting.

Motion was duly made and seconded, and unanimously voted to adjourn.

Transcribed and submitted,

Marjorie Watson  
Administrative Assistant  
Growth Management Department

Next Meeting: November 22, 2010

Further detail may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us>

APPROVED