



**Town of Barnstable
Planning Board
Minutes
February 14, 2011**

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

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

Security and Lot Release Request – Lots 2, 3, 4, and 5 from covenant, Subdivision 657.

Attorney Michael Ford, representing the applicant, brought the board up to date on this request for release from covenant. Steve Seymour, Senior Project Engineer, submitted a letter approving this release with the condition that properties be connected to sewer and underground utilities be installed.

A motion was duly made by Felicia Penn, seconded by Paul Curley, to release the lots from covenant subject to the conditions detailed in Steve Seymour's letter of February 7, 2011. So voted unanimously.

Informal Discussion for a Regulatory Agreement for property located at Ocean and Nantucket Streets – Attorney Michael Ford and applicant Doug Cohen of the Newport Hotel Group presented the basis for the possible regulatory agreement. Next step will be to file an application before the end of the month with public hearings in March.

Special Permit Application No. 2011-01 – Lyndon Paul Lorusso Charitable Foundation – The Village at Barnstable Continuing Care Retirement Community - Continuation of public hearing. Chair Lang accepted the Mullen Rule for Patrick Princi who was not able to attend the last meeting. Attorney Ron Jansson presented on behalf of the applicant. Attorney Jansson and other members of the development team addressed questions that were raised by the board at the last meeting.

Chair Lang opened for public comment and testimony was taken.

Motion duly made by Felicia Penn, seconded by Paul Curley, to continue the public hearing to April 11, 2011. So voted unanimously. Draft findings will be made available at that meeting.

Special Permit Application No. 2011-02 – Lyndon Paul Lorusso Charitable Foundation – Lyndon Court Multifamily Affordable Housing – Public hearing continued from January 24, 2011. Legal notice read into record by Paul Curley. Ron Jansson, special counsel for the Lyndon Paul Lorusso Charitable Foundation, presented the background and basis for the special permit and provided details on the affordable housing project. The project draftsman, Bruce Devlin, provided additional detail on the project, consisting of 21 one bedroom and 21 two bedroom units.

Motion duly made by Matthew Teague, seconded by David Munsell, to continue the public hearing to April 11, 2011 at 8 pm. So voted unanimously.

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

Transcribed and submitted,

Marjorie Watson
Administrative Assistant
Growth Management Department

Next Meeting: February 28, 2011, 7 pm, Town Hall Hearing Room

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

APPROVED