



Town of Barnstable Planning Board



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Board Members

Stephen Helman – Chair Raymond Lang – Vice Chair David Munsell – Clerk Paul R. Curley Mark R. Ferro Holly Brockman-Johnson Marry Barry
John Norman – Town Council Liaison

Staff Support

Elizabeth Jenkins, Regulatory Review/Design Planner – Elizabeth.jenkins@town.barnstable.ma.us

Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us

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

Town of Barnstable Planning Board Minutes March 28, 2016

Stephen Helman – Chairman	Present
Raymond Lang – Vice Chairman	Present
David Munsell – Clerk	Present
Paul R. Curley	Present
Mark Ferro	Present
Holly Brockman-Johnson	Present
Marry Barry	Present

Also in attendance were JoAnne Miller Buntich, Director, Anna Brigham, Principal Planner and Karen Herrand, Principal Assistant, Growth Management Dept.

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.

Special Permits: Special Permit Application David Colombo - 159 Ocean Street, Hyannis, Black Cat Harbor Shack Map/Par 326/039 – Proposal for: New roof deck, stairs and vertical lift located within front yard setback and reduction of required parking for an additional 23 seats.

Attorney Dan Creedon in attendance for the Applicant, David Colombo, Trustee Olive Oil Trust. He gives a description of the proposed project. This is a modification to two existing Special Permits. The proposal is to take the existing roof structure over the existing front deck and add seating and construction of access to it. The major parts are already in existence. Reference is made to the plan, Exhibit A, ADA regulations require that they will need to have a lift and a structure to house it as well and stairwells. They are asking this proposal because there is a huge wait time at the restaurant, the average is forty minutes to two hours. There are a lot of added attractions in the area. There is a lot of foot traffic, 75% to 80% (this is personal observation) of the persons coming to the restaurant are not bringing vehicles. If additional seating is allowed, you will mitigate parking. The wait for tables is causing the parking problem. Reference is made to the Staff Report, Exhibit B.

There are approximately three hundred rooms in the area now/existing. What is coming to the area; The Harborview Hotel is expanding to sixty eight more rooms, the Dockside has redevelopment project in the works , the Hy Line Ferry is adding a new fast ferry, the Hospital is sponsoring activities on the Village Green and there will be more artist shanties in the area. This is ten weeks of seasonal use and there will be more people in the area, see 240.24.110 A4.A4, for this. The dimensional relief, 2.6 feet off the front line currently, the stairwell to the North of the property, that wraps around the lift structure will continue into the front, encroachment for about 9 ft. This is to be the maximum build out, see Exhibit B, Staff Report.

Paul Curley comments that the biggest issue with this proposal is the parking situation. How many parking spaces does the Black Cat restaurant provide for parking? Does it meet the requirements? There is a zoning amendment in the process now for some parking in the area.

Attorney Creedon answers that the regulation calls for 42 spots, they provide 3 on site. The Black Cat restaurant has a parking operation/agreement with Demetrius Atsalis.

David Colombo interjects that they have 30 spaces on site and they also have valet parking. At this time it does meet requirements.

Mark Ferro asks for clarification of seating. Asks about the foot traffic and if there is any data/information to back up that it is mostly foot traffic? Where do employees park?

Attorney Creedon confirms a net gain of 23 additional seats.

David Colombo replies that this is mostly personal observation he has made in the area. Hyannis Harbor is advertised as a big attraction and people come here and people are waiting. Parking is not a problem, but their problem is that they have people waiting for service. There will be a net gain of 3 employees. He has discussed with Town Manager where employees will park this season, last season they parked at the Armory, TD Bank, Town Hall parking lots, several different areas. They walk or drive their employees to their vehicles at end of shifts.

Ray Lang asks for clarification about the wait times?

David Colombo replies that they are proposing to eliminate 15 seats below, counter service area, these seats not being used, but the full service seats are at capacity/full. People want the full service. They are proposing to eliminate 4 and put with the other 23 on the second story for full service.

Ray Lang replies that it looks as though 2 restaurants, and one is helping the other do more business. Confirms construction of a deck on the second floor.

David Colombo confirms there is a porch, proposing to put the deck on the roof with a railing around it. Staircases and a lift, railings, this is a flat roof.

Steve Cook in attendance. He makes reference to the Site Plan of Land plan, Exhibit C. Points out to where the stairways will go and the seats.

Ray Lang comments that Planning Board is aware of the parking problem. No matter what the business is in this area it will add to the parking problem.

Attorney Creedon states that they can do other things to mitigate the parking issue/situation. David Colombo has some creative ideas that would make the parking situation better.

David Munsell comments that he has concerns regarding the roof deck, safety issues. Suggests putting up bollards to deter vehicles from hitting the building since it is proposed to be closer to street. More bathroom facilities needed? Clarifies who the Applicant is? Clarifies that Cotuit Bay Design is a design firm, not architect.

Attorney Creedon confirms that the Applicant is Olive Oil Trust. David Colombo is the Trustee.

Steve Cook states that they have a structural engineer that has reviewed the plans, MacKenzie Engineering Consultants, that works with them in order to meet all building code requirements.

David Colombo clarifies that they have met all codes with the Board of Health. They are in compliance. Two bathrooms at the bottom of the stairs. The approval is for one year, if no complaints they will be ok with it. This will be monitored.

The porch is overbuilt. They have adequate structure. Presently 4 tables at the ground level. If a car were to hit the bldg. it is structurally sound. Also, regarding safety, this proposal will make it a lot safer by eliminating the ground level, first floor tables.

Attorney Creedon states, also there are utility poles here as well.

David Munsell directs to JoAnne Buntich, asks if they got approval from Board of Health and other regulatory approvals?

JoAnne Buntich replies that they went through Site Plan review and this would go through the Board of Health, this information is in the Board Members packets.

Paul Curley states that he is really concerned about the parking issue. He would like to see something from the owner to help the Town in parking study, some mitigation fees from owner for parking.

David Colombo states that if incorporated with the overall plan, that this could be done with proper planning, with his plan that he has. He will let us know.

Stephen Helman would like to hear about the parking plan as well.

Attorney Creedon has some pictures he hands out, Exhibit D, photos to show that this is in keeping with what is in the area.

Demetrius Atsalis in attendance. His wife and he run the parking spaces for the ferries, they have 97 spaces and David Colombo has 30. He is aware of what parking issues are in the area. He is uncomfortable with this proposal. He already allows the Applicant additional parking. He disagrees with the Staff Report, Exhibit B. People are parking here, he's there all day and this location is definitely destination. Most people are there for restaurants on Ocean Street. He has 30 years of experience in the area with the parking. Where are the numbers coming from? Staff did not talk to him about any of this. Until a parking plan is put into place he doesn't see how this could go forward.

Gary Blank, Esq., from Sandwich in attendance, he represents Konstantinos Atsalis, who is Trustee of 66 Barnstable Rd., Realty Trust, owner of property that the Black Cat restaurant is on. His client is in opposition to this. The area will get busier as the Hy-Line will also have another ferry which will increase population in the area, which will create a greater need for parking. The Shack Out Back is relying on the property which is owned by his client for parking.

He makes reference to Konstantino Atsalis' letter, Exhibit E. Locals drive here and look for parking in this area. This 1.6 acre property is already overbuilt. This proposed renovation will decrease the visibility. His client asks to not issue the special permit to Mr. Colombo.

Chris Clark in attendance. She uses Lopes Field for recreation/softball, behind Armory, there has been many parking issues. Most of the vehicles had Black Cat stickers on them. Over the past few years they have discussed this problem with Patti Machado about the league/parking. They have had several cables cut and now have a bar gate installed. The Town's Parking Committee has had this issue in front of them. The problem surfaced in 2011, when the Planning Board approved the Special Permit for David

Colombo, Olive Oil Trust which expanded the seating from 50 to 96 seats without increasing the parking. It is unfair not to have to adhere to regulations/parking.

Felicia Penn in attendance. She states that she was involved with this expansion in the 2011 Special Permit in December 2011, also the Board of Health (BOH) imposed a limit of 83 seats at that time. The total, with this proposal, will now be 106 seats. What has changed in the BOH's opinion? Also, previously we were told that there would be two apartments upstairs for staff/workforce housing, there has been no mention of that either. This is a 253 percent increase in seating in 5 years, with only 3 parking spaces. Makes reference to Exhibit B, Staff Report, pg. 3, number 6, and 7. This business is a destination, it is a successful destination, hence the request to expand. The Blue Water Grill is not just for hotel guests, they are promoting other business. There are several others as well.

Reference is made to Exhibit F, she quotes the peak times of Hy-Line parking for ferry travel. This doesn't include restaurants, sightseeing boats, nothing else, just Hy-Line numbers. This would be irresponsible to allow a parking waiver at this time. Suggests adding a condition that no music be allowed on the proposed upper deck.

Anglers found out that their staircase will be coming down due to parking and set back issues with the new Hyannis Harbor Hotel development.

Jessica Silver, President and CEO of the Greater Hyannis Chamber of Commerce in attendance. They are in support of this project. This will help waiting time for customers and also will be an economic drive/help.

Elizabeth Wurf Bain, Director of the Hyannis Main Street Business improvement District (BID), in attendance. David Colombo is also a member. He has improved many crucial businesses here which promotes people to come here, live in Downtown Hyannis and work. This is crucial to the survival for people in the Town of Barnstable, Hyannis is the backbone. Destination is not a negative. People park elsewhere and walk for a couple hours, the Walkway to the Sea should be utilized. The parking needs to be managed. Her fear is that Hyannis will become a place you go to on the way to a better place. We are the parking lot for Nantucket and others are being used as well, the Cape Cod Regional Transport Authority (CCRTA) and Airport as well. Herself and David Colombo have met with Town Manager and Parking Committee and have come up with spaces for the employees. As far as transportation, we do have a trolley, last year about 50,000 utilized this, pedi cabs are being used again this summer. We need good positive brandings.

David Colombo replies/addresses some comments; Black Cat Harbor Shack - he didn't intend to understate what this was; Lopes field, he is going where the Town told him to park, they are going to come up with an area for his employees. No music is proposed. They have two nights a week with music at the Shack Out Back, one guy playing guitar, there hasn't been a problem with noise. Three quarters of his customers are pedestrians. They are proposing 38 full service seats. In total they are talking 23 additional seats. Second floor used for storage, liquor and paper products, no apartments. They have adequate bathrooms. Advertising; we have to do this for a business.

He has met with Mike Lauf, President of Cape Cod Hospital and Rick Penn. They received a generous donation from them because they will be doing events which will create activity. The Town has received a grant to put in 5 more shacks as well, this will also add to the foot traffic in the ongoing efforts to connect Main Street to the Harbor area. Aselton Park also has become very active. Business Improvement District (BID) is working with Nantucket, trying to foster the relationship, they have been hearing negative things about Hyannis. The new ferry and the Hyannis Harbor Hotel will also create more foot traffic.

He has met with the Atsalis' on Saturday to discuss the parking issue. He has a plan to do something about the parking issue. He can help solve the problem with/on the property with the Black Cat parking. He will instruct employees to park where Town instructs them to park, it will not be on Ocean Street. Some suggested solutions include; Uber, he will be working on a campaign with the hotels in the area for this as well, the Shores, he has secured an agreement with them for parking. He has attendants in the

area feeding meters. They will have an Attendant on the corner of Bond Court and Ocean St. (discussed with Mr. Atsalis). Demetrius Atsalis asked if he could control the valet as well. David has given him total control over the parking lot. He doesn't think it will be a problem/parking will have some measures put into place.

Stephen Helman asks for clarification about the Shores property and how many spaces will that provide?

David Colombo states that he has an agreement with them. They give a voucher and they charge ten dollars and the Black Cat will reimburse the customer five. There is no set number of spaces, it is as long as they have the spaces.

Paul Curley comments that these are a lot of good ideas, but it doesn't really solve the problem of additional spaces needed in the area. He suggests the Applicant come up with an agreement that can be made part of the conditions for a special permit or go out and find additional spaces off site. Possibly withdraw this application until after receipt of the parking study. He cannot support this proposal because it would make the parking situation worse.

Attorney Creedon clarifies that there is finite parking on his client's site. He has gotten some additional spots with an agreement with an abutter of another property owner. The owner has come up with a six point plan to mitigate parking. There are an existing 1259 spots on Ocean Street.

David Colombo states that he has taken a lot of measures to alleviate the parking issue on Ocean Street. Parking will be a problem until the Town builds/creates more areas.

JoAnne Buntich interjects regarding what options the Planning Board has. Possibly continue to the next meeting or deliberate and make a decision tonight?

Stephen Helman states that there is a serious parking concern here. He is very supportive of the restaurant, but the issue seems to be the concern regarding the parking.

Ray Lang states that if the Planning Board knew that this parking problem would have occurred with the previous expansion they may not have been approved. Who, specifically is being referred to when it is stated "the Town"?

David Colombo replies that he meets with Mark Ells/BID every month about employee parking, Richard Scali of Licensing/Regulatory and the stakeholders on Ocean Street, they hold meetings with Regulatory.

JoAnne Buntich interjects that the Town Manager's Office is responsible for the implementation of parking regulations.

Ray Lang asks about the second story access/apartments? Any future parking in the area, possibility in five years maybe? Would like to continue a study on parking enforcement and if Board of Health has any information.

David Colombo states that they are landlocked with large parcels, nothing will be changing right now.

Attorney Dan Creedon answers no apartment use, this was proposed as part of the first application, workforce housing from Special Permit 2011-04, but was withdrawn.

JoAnne Buntich clarifies information discussed that the Board is looking for to include with this application, conditional uses etc.

Paul Curley states that there have only been concepts being thrown around, nothing valid/solidified.

David Munsell would like to see if Mr Atsalis' opinion has changed after hearing/talking with David Colombo?

Konstantino (Dean) Atsalis in attendance. He stated that David Colombo is a great tenant. The two properties are seen as one. He thinks that this would have an adverse affect. The impact of the business has affected his brother's business. Any additional parking demand would be burdensome. He's happy about the success of Dave's business, he will remain an asset and this will be fair to both parties. He does not support this proposal.

Motion made by Paul Curley to continue this public hearing to the next meeting, April 11, 2016, at 7 p.m., seconded by Ray Lang, so voted unanimously.

Regulatory Agreements:

Mark Hyannis, LLC – 411 & 417 Barnstable Road and 42 Bearse Rd, Hyannis – Map311 Parcels 033, 035-001 and 035-002. Proposal to demolish all three existing buildings and re-divide the existing three lots into two lots, and construct a two-story, 6,080 sq. ft. office/bank with a drive-through and an approximately 12,900 sq. ft. retail pharmacy with a drive-through and site improvements.

Town Attorney Ruth Weil in attendance. She hands out a copy of the ordinance for Chapter 168, Regulatory Agreements, see Exhibit G, to the Board.

She gives an overview/explains the process/ordinance. Regulatory Agreement is a voluntary, binding contract, which dates back to the creation of the (GIZ), Growth Incentive Zone. Also it is a means of streamlining the permitting, needs two public hearings. Town Manager has over site of the process. Town Council can amend the agreement.

Stephen Helman clarifies that tonight is not a public hearing, informal discussion only.

Paul Curley asks if the vote requires a simple majority or a super majority?

Attorney Ruth Weil replies a simple majority and also the Mullin rule doesn't apply because it is not considered a quasi judicial hearing.

Ray Lang about the timing for a Regulatory Agreement.

Ruth Weil answers, that it is a negotiable term, agreement last 10 years, however it can be modified, nothing that requires commencement of any particular time.

Stephen Helman asks about proposed designation, 10 year term, once agreed to it is honored in perpetuity, correct?

Attorney Ruth Weil answers correct.

Paul Curley suggests/asks staff to put together a workshop for the new Planning Board members who need this kind of information as well as a refresher for the older members. He thinks it would be worth while to be able to designate the responsibilities.

Informal Hearing/Discussion

In attendance:

Attorney Mike Scott in attendance, of Nutter, McClellan & Fish, on behalf of Mark Investments

Attorney Eliza Cox in attendance, of Nutter, McClellan & Fish, on behalf of Mark Investments

David Roche, VP of Development,

Josh Swerling, of Bohler Engineering.

Rick Fennuchio, of Brown, Lindquist Fenuccio & Raber, project architect

Kevin Payton, of BKA Architects, representing CVS.

Randy Hart, of BHB, traffic engineer

Attorney Mike Scott explains the project/development concept. They did receive Site Plan approval and Barnstable Historic approval as well. The Building Commissioner made a Jurisdictional Determination that it is not in the Development of Regional Impact (DRI).

Josh Swerling gives a power point presentation of the site and the existing site conditions. It is 104,000 Sq. ft. all together, 3 lots, there are three buildings here now, very little landscaping currently.

Proposed site conditions, beautification of the area, sidewalks, proposed landscaping, collection of rain water/storm water system/management/rain gardens, LED fixtures for lighting, two lane drive through for Citizens Bank, parking, bike racks, pedestrian walkways and connections, access/egress entrance ways.

Kevin Payton, representative for the proposed CVS Bldg. floor plan approximately 13,000 sq. ft. the main entrance is facing towards the rotary, single lane drive through, receiving area on ground floor. The difference in this store is that there is a dedicated storage mezzanine, elevator that only moves product.

Front door is large glass atrium area. Façade facing each road, Barnstable and Falmouth Road. There is a receiving egress door, drive through window, canopy, the building height is 28 ft., steps down to 24 ft., and then 21 ft. in the middle and the left side.

Mark Ferro asks where do deliveries go in? Products palletized?

Kevin Payton answers no dock, trucks have tail gate lift, and yes, products come/go in palletized.

Paul Curley asks sq. footage, total area including mezzanine storage are?

Kevin Payton answers 14,700 ft.

Ray Lang asks about Budget trucks outside/parking for storage, will this be here?

Kevin Payton replies no, that's why we have the storage area at this store.

Rick Fennuchio, re Citizen's Bank proposal. This is the building closest to Falmouth Road side, the gross bldg. is 6,080 sq. ft. The first floor is 3,200 sq. ft. second floor is 2,880 sq. ft. Vestibule opened up for day traffic. Mortgage office on first floor, there will be 2 drive up lanes (ATM and pneumatic tube lane). Second floor will be back office/business offices/meeting room.

Stephen Helman asks about second floor access and confirms this is handicap accessible.

Rick Fennuchio reviews the proposal exterior: Green entry, bump out, blade roofs, three dimensional relief, relief with glass canopy a car and a half wide.

David Roche, Mark Investments, he gives a review of the existing and proposed sign package. Existing is about 100 sq. ft. for Citizens Bank, dated looking signage. Proposing to go to individual lettering with halo lighting. Two signs for CVS proposed as well as a proposed free standing sign as well, located near/adjacent to the rotary, total of 24 sq. ft., 12 ft. in height, not internally lit, lit from the ground.

David Munsell asks about what amount of signage is allowed and maximum height?

David Roche replies 100 sq. ft. total. 12 ft. is the maximum height.

Randy Hart, of BHB, traffic engineer. There are four components; Traffic Impact Assessment Analysis.

Four components; study area 13 intersections which are conducted at most critical traffic times. Second is; automatic/continuous counts, which collect volume and speed and accident ratio's as well. Existing and looking seven years into the future. Have to understand population growth, other projects.

Thirdly; we look seven years into future with the project/redevelopment in place. There will be a reduction in overall square feet being used/occupied at this site.

Counted volume at the driveways. The project could increase traffic distribution (summer). Trip generation is relatively small, but there are some change in operations.

Existing is a total of 8 points of access/exits to the existing facility/area. More conflict points, and more safety issues. This is not a good condition, out of date and out of standard.

Proposed to take these 8 points and consolidate down to 4. None will be more than 24 ft. wide, with signage as well. Two access from Barnstable Rd. only right turns, two points on Bearse Rd., will limit to right turns only, reducing conflict in rotary.

There is some conflict/confusion at present when people are making turns into the property off the rotary.

Paul Curley asks about a flow of traffic/run coming in from Rte 132 and getting in and then betting back onto Rte 132. Also there should be signage on site to direct people to go in and out of the area with directions.

Stephen Helman asks about curve on Rte 28, where it enters into the rotary.

Holly Brockman Johnson asks/clarifies the access if a turn is missed, will you get directed to an entrance if you missed the first way in?

Randy Hart replies that both driveways will be highly visible, doesn't think this will be an issue.

Mary Barry asks if there is any signage on Bearse Rd.? Suggests maybe having some signage there, especially for the drive up window/access.

David Roche replies, they could consider that.

David Munsell asks if they could get an updated accident report, this is 2013, possibly from the local Police Dept.? The median strip could be a back up of that area.

Randy Hart answers this may take some time. They could make the request.

Ray Lang asks about property line, reference is made to sheet no. 7, Exhibit H, work line, clarifies that this is the site limitation of construction.

Rick Fennuchio clarifies yes, the solid black bold line, reference to Exhibit H.

Paul Curley asks about trash, will there be a dumpster? Disposal of sharps?

David Roche answers, yes, there is a refuse enclosure, specifically for CVS, they should have a specialty service for sharps disposal. Citizens will have their own disposal.

Mark Ferro asks about the CVS drive up, is there enough room for an Emergency vehicle to get by? This rotary is the biggest area of problem with traffic and the biggest problem is that it's a standstill on any rainy day. He doesn't have any issues/concerns except the traffic here and that it will bring more traffic.

Randy Hart answers that they have taken and made a reduction in the use of the square footage for the project and this will make a safety enhancement, may not solve all the congestion here, but will take out a major conflict that exists now and will clean up the site and make better use of the area and better flow.

Chair Stephen Helman asks for any comment

Attorney David Lawler in attendance, representing the owner Botsini-Prime LLC, Wendy's property. He makes reference to rendering, Exhibit I, aerial view. Traffic problems/issues at this rotary. There are several projects going on in the area which will increase traffic substantially, which is not addressed in the traffic study; Cape Cod Hospital project, Days Inn Hotel, BJ's Gas, Chick-fil-A, Kappy's Liquors, that are not mentioned/taken into account as to how the traffic will be increased/trips. Need a peer review of this traffic study. The study needs to be expanded.

He hands out Level of Service Analysis document from Cape Cod Commission, Exhibit J. This is graded as an "F".

Updates: Koch Citation - Disposition

JoAnne Buntich gives an update regarding an error in ANR/Citation. The Legal Dept. has stated that no further action is needed by the Planning Board.

Also, the Zoning Amendment for the HPOD 2016-054, this zoning amendment did not pass/go through at Town Council.

Correspondence: *(Any Member wishing a copy please contact the office)*
Chapter 91 Application – 628 Popponessett Rd., Shoestring Bay, Cotuit – Gary Markowitz for: private recreational pier
Notice of License Appln. Number W15-4519 – School St., construct float/dredge Hyannis Inner Harbor

Approval of Minutes: January 25, 2016 and February 22, 2016, meeting minutes

Paul Curley would like to continue the approval of these minutes to the next meeting of April 11, 2016.

Chair Stephen Helman and Ray Lang will be participating on an Advisory Board for the traffic/parking study. They attended a meeting and are forth going with this.

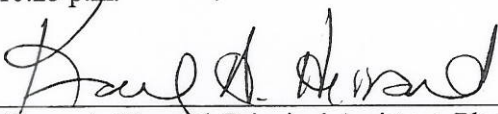
Motion entertained by Chair Stephen Helman to adjourn, moved by Holly Brockman Johnson, seconded by Paul Curly, so voted unanimously.

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: Regularly Scheduled Meetings: April 11 and April 25th, @ 7:00 PM.

The meeting adjourned at 10:25 p.m.

Respectfully Submitted


by Karen A. Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on

October 24, 2016

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

List of Exhibit Documents

Exhibit A - Special Permit No. 2016-02 Colombo/Black Cat Harbor Shack – 159 Ocean St., Hyannis
Drawing A-1 Front/Side Elevations

Exhibit B - Special Permit No. 2016-02 Colombo/159 Ocean Street, Hyannis Staff Report

Exhibit C - Special Permit No. 2016-02 Colombo/159 Ocean Street Site Plan of Land

Exhibit D - Special Permit No. 2016-02 Colombo/159 Ocean Street, photographs of bldg. and abutters
bldg's. (surrounding businesses)

Exhibit E - Special Permit No. 2016-02 Colombo/159 Ocean Street, email correspondence dated March
28, 2016, from Konstantinos Atsalis – letter in opposition

Exhibit F - Special Permit No. 2016-02 Colombo/159 Ocean Street, graph of Ferry Parking/Hy-Line
Only submitted by Felicia Penn

Exhibit G - Regulatory Agreement Discussion – Mark LLC Barnstable & Bearse Rd./Rotary – Copy of
Chapter 168 Regulatory Agreement Town Ordinance submitted by Ruth Weil, Town
Attorney

Exhibit H - Regulatory Agreement Discussion – Mark LLC – Sheet No. 7, Soil Erosion & Sediment
Control Plan

Exhibit I - Regulatory Agreement Discussion – Mark LLC – Assessor Property Map – Map/Par 311/022
submitted by Attorney David Lawler

Exhibit J - Regulatory Agreement Discussion – Mark LLC – Level of Service Analysis (Hyannis Access
Study) – submitted by Attorney David Lawler