



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 April 25, 2016

Stephen Helman – Chairman	Present
Raymond Lang – Vice Chairman	Present
David Munsell – Clerk	Present
Paul R. Curley	Present
Mark Ferro	Not 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.

Zoning Amendment: This amendment was referred to the Planning Board for a public hearing by Town Council Item No. 2016-117. The purpose of this hearing is to take comment on the proposed zoning map amendment to extend the HB Highway Business District along Route 132 (Iyannough Road) to include the property addressed 10 Attucks Lane, Barnstable, MA, shown on Assessor's Map 254 as Parcel 015. The proposed change is to rezone the property from RF-1 Residence to HB Highway Business.

Chair Stephen Helman entertains a motion to open the Public Hearing, moved by Paul Curley, seconded by Ray Lang, so voted unanimously.

JoAnne Buntich gives a history of the proposed zoning amendment to the Planning Board. She explains that in 2010 this was brought to their attention. They were approached by a user of the property. She refers to the map of the plan, she gives out aerial photos, Exhibit A, aerial photo (2 views) of the property. Just the parcel boundary is being proposed for re zoning. There's no more parcels to re zone at this area.

Attorney Eliza Cox of Nutter, McClennen and Fish in attendance, representing Joe Keller/Keller Companies who is looking to redevelop this site, which is difficult to redevelop under current zoning, would need Cape Cod Commission review currently. It's in WP area, has 2 to 4 fuel tanks on the property. Not very attractive and has existing industrial use. The proposal is for Professional office use.

David Munsell asks why is cutting through a portion of the property?

Attorney Eliza Cox explains that there is a lease that predated the Town's acquisition of the golf course but is still in place, land off site used for trailer storage

JoAnne Buntich interjects that the boundaries shown are the actual parcel boundaries. Reference is made to the map of the proposed re-zoning of parcel, Exhibit B.

Ray Lang asks about/clarifies where the boundary line is and takes frontage on Route 132 and Attucks, setbacks. Would this interfere with any future agreements?

JoAnne Buntich interjects that this is the rezoning of the parcel would be done by zoning, they would do the classification. Setbacks would be what is in the HB District. Explains that the HB District extends all the way along Hyannis Rd. and on Falmouth Rd. as well. Any Regulatory Agreements would be processed separately.

David Munsell refers to the aerial photo, Exhibit A and proposed zoning map, Exhibit B, asks for clarification of which boundary is correct.

JoAnne Buntich explains that in order to connect, yes, it is designated that way so setbacks can apply to both sides of the road, rezoning doesn't change ownership. Exhibit B.

Motion made by Paul Curley to close the Public Hearing, seconded by Holly Brockman Johnson, so voted unanimously.

Motion made by Paul Curley to recommend approval of this proposed zoning amendment as presented, seconded by Holly Brockman Johnson, so voted unanimously to recommend to Town Council.

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.

Public Hearing continued from March 28, 2016, and April 11, 2016

Attorney Dan Creedon, representing David Colombo in attendance. They are asking for a continuance to May 23, 2016, due to availability issues/quorum.

Motion made by Paul Curley to continue this hearing until May 23, 2016, at 7:00 p.m., seconded by Ray Lang, so voted by a four to one vote to continue, David Munsell is opposed.

JoAnne Buntich has some procedural items: explains about the workshop that they would like to have. Would like to do on a Monday that does not have a Planning Board meeting. Possibly May 16th to do a workshop? This would be one workshop, one meeting. Alternate date, July 18th?

Discussion of dates.

JoAnne Buntich hands out upcoming events that the Town will be having, Downtown Hyannis Parking and Housing Production Plan, see Exhibit C and Exhibit D. Ray Lang and Stephen Helman are on the Advisory Committee for Housing.

Chair Stephen Helman states the Community Preservation Committee has a vacancy and he would like to have Paul Curley nominated for this vacancy.

Correspondence:

Chapter 91 Permit Application – 132 Fox Island Rd., Marstons Mills, Daniel & Elizabeth Lynch, Island Realty Trust – Replace existing boardwalk and pier with 5 ft. extension, ramp and float.

Chapter 91 Permit Application – 100 Cross St., Cotuit Bay, Cotuit, Dennis Ausiello & Eric Slifka – Reconstruction and Maintenance/Barnstable Conservation Commission.

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: Regularly Scheduled Meetings: May 9, and May 23, 2016, @ 7:00 PM.

The meeting adjourned at 7:35 p.m.

Respectfully Submitted Karen A. Herrand
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 – Proposed Zoning Amendment 2016-117 Aerial view map

Exhibit B – Proposed Zoning Amendment 2016-117, GIS Draft Map/Par 254-015 to HB

Exhibit C – Downtown Hyannis Parking Notice for Open House

Exhibit D – Notice for Housing Production Plan Public Forum, Tuesday, May 24th at 6 p.m.