



Town of Barnstable Planning Board

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Board Members

Raymond B. Lang – Chair Mary Barry – Vice Chair Paul R. Curley Stephen Helman David Munsell Mark R. Ferro
John Norman – Town Council Liaison

Staff Support

Elizabeth Jenkins, Regulatory Review/Design Planner
Anna Brigham, Principal Planner
Karen Herrand – Principal Assistant - karen.herrand@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes October 24, 2016

Raymond B. Lang – Chairman	Present
Mary Barry – Vice Chairman	Present
Stephen Helman	Absent
Paul Curley	Present
David Munsell	Present
Mark Ferro	Absent

Also in attendance were Anna Brigham, Principal Planner, Growth Management Dept.

Approval Not Required Plans

A Plan of Land entitled “ Plan of Land at 249 Long Beach Road in Barnstable, (Centerville) Massachusetts, dated August 17, 2016, for Petitioner: 249 Long Beach Road Realty Trust Anastasia Marty Trustee” has been submitted by by CapeSurv, stamped by Richard R. L’Heureux, Registered Land Surveyor, as an Approval Not Required Plan.

Attorney Albert Schultz in attendance, for the Applicant, Anastasia Marty, Trustee of 249 Long Beach Road Realty Trust. He gives an explanation of the proposed plan, refers and agrees with Staff Report, see Exhibit A. Division of two lots. Neither lot meets frontage requirements. Not buildable lots.

David Munsell confirms that this is to straighten out the property lines?

Attorney Albert Schultz replies, yes.

Motion entertained by Chair Ray Lang, moved by Paul Curley to endorse/approve this ANR plan as presented, seconded by David Munsell, so voted unanimously.

Subdivisions

Lot Release

25 Mashpee Road, Cotuit

Request for release of covenant for Lot J on a plan recorded at Book 256 Page 46.

Attorney Christopher J. Kirrane in attendance for the Applicant. He explains that he is looking for a release of covenant for Lot J. House was built in 1984 on this lot.

David Munsell comments/clarifies that all of the other lots in this subdivision will need to be released.

Chair Ray Lang entertains a motion, moved by David Munsell to approve this request for lot release for Lot J, seconded by Paul Curley, so voted unanimously.

Comprehensive Planning

Board discussion and potential vote on 2016 Housing Production Plan

Arden Cadrin in attendance. She is here to discuss or take any further instruction per the previous discussion when they came before the Planning Board. They need a vote in order to adopt the Housing Production Plan. They need a vote of four members.

Chair Ray Lang asks if his comments got into the packet? He is looking for an update, housing production plan and his comments. He stated that he had submitted a list of comments. He didn't see anything of real importance in the plan.

David Munsell states that he read over the presented production plan document. He thinks it is well done. He thinks that town owned properties could be used for low income homes. He believes 25% or so owned by the town or the county. Would like an inventory of different lots/property owned and present developers. Is this public information?

Arden Cadrin replies she doesn't know.

David Munsell states that maybe a possibility for the CPC to get involved. Even if we make our 10% we are not making enough affordable housing.

Arden Cadrin replies yes, that is true. She will be using this plan as the blue print. They have an action plan for some strategies and they will be updating in 5 years.

David Munsell asks for clarification about the last housing/affordable community that was done, YMCA, Kimber Woods, occupied since about 8 years ago.

Arden Cadrin replies, Stage Coach Road Development, 3 years occupied, process took 12 years. The Accessory Apartment program has the most use.

Mary Barry asks what are the next steps, if approved by the Planning Board, where does it go to next? Town Budget?

Arden Cadrin answers that the State approves. The Town Manager adopts and then 90 days to approve. The Planning Board would have to adopt the plan.

Paul Curley asks about /directs to Staff that this is part of the overall comprehensive plan. Have we started to report on this on an annual basis and all the other things that are involved. He states the last time a lot of work was done and then it died. He would like to see a plan to report on progress of the comprehensive plan to the Town Manager on an annual basis. This would be the positive way to get it done.

Motion made by Paul Curley to adopt as presented, seconded by Mary Barry, so voted unanimously

Ray Lang would like to see his comments get added to this plan.

Arden Cadrin states that we may be able to attach as an appendix, there's no prohibition to this.

Motion amended to state: Motion made by Paul Curley to adopt the housing production plan dated August 2016, and to add Ray Lang's comments of Sept. 26, 2016, as an appendix, seconded by David Munsell, so voted unanimously.

Special Permits

Special Permit No. 2016-003 - R.F. & R.M., LLP

Application No. 2016-003 has been submitted by R.F. & R.M., LLP for "O" Engine House Road, Hyannis Map 328, Parcel 241, under Section 240-24.1.9.B. (1) for a pay to park parking lot with 117 parking spaces which includes grading of existing pervious parking area, placement of parking kiosk machine, protective bollards, curb stops, signage, and landscape buffer. The subject lot is 58,569 square feet in area and is located in the Transportation Hub District (TD) and Wellhead Protection Overlay District (WP). *Continued from August 22 and September 12, 2016. Members hearing this application are Raymond Lang, Mary Barry, Paul Curley, Stephen Hellman and Mark Ferro.*

Anna Brigham spoke with Attorney Dan Creedon today, he would like to continue this public hearing because of the lack of Planning Board members tonight, and continue to next meeting of November 14th, 2017.

David Munsell has did the procedure in order to mullin in for this application/vote.

Motion moved by Paul Curley to continue to this public hearing to November 14, 2016, at 7 p.m. seconded by Mary Barry, so voted unanimously.

Discussion Items

- Officer vacancy - Clerk position – Paul Curley suggests David Munsell for this position.

David Munsell states that he didn't sign any documents while serving as Clerk the last time he held this position.

David Munsell will accept the position of Clerk on the Planning Board. He will serve the unexpired time as the Clerk.

The Board unanimously accepts David Munsell for the position to serve the unexpired time as Clerk.

Mary Barry asks if there is any update regarding finding another member for the Planning Board?

Chair Ray Lang will ask JoAnne Buntich about the status of any proposed new member. He has also spoken to Mark Ferro and does not think he will not be able to come to Planning Board meetings on a regular , he has had some difficulty with his business and may not be available.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes: March 28, 2016, minutes, April 25, 2016, and May 9, 2016

Motion entertained by Chair Ray Lang to approve minutes of March 28, 2016, moved by David Munsell, seconded by Paul Curley, so voted unanimously.

Motion made by Paul Curley to accept the minutes of April 25, 2016, as presented, seconded by Mary Barry, so voted unanimously.

Motion entertained by Chair Ray Lang to approve the minutes of May 9, 2016, moved by David Munsell, seconded by Paul Curley, so voted unanimously.

Correspondence (Any Member wishing a copy please contact the office)

- Chapter 91 application for 0 Long Beach Rd., Centerville River, to construct and maintain a pier /platform - Anthony Tavilla
- Chapter 91 application for 273 Regency Drive, Barnstable, construct and maintain a pier/ramp/float – Charles and Nicole King

Future Meetings: Regularly Scheduled Meetings: November 14, 2016, and November 28, 2016 @ 7:00 PM.

David Munsell -He commented at the last meeting, re Sub. 822. He thinks this is a dangerous situation regarding the visibility here. He would like to send letter to the developer and have them cut bushes out/down.

Paul Curley states that this may be an enforcement issue.

Chair Ray Lang states possibly call DPW, Engineer, Roger Parsons to report to staff what the status is.

Discussion – Staff to keep Planning Board updated on particular project so that they know when it will come before the Planning Board.

Town Council are going to develop/change the GIZ in Downtown Hyannis.

Mary Barry would like clarification on who is working on the GIZ. (Growth Incentive Zone).

Motion entertained by Chair Ray Lang to adjourn, moved by David Munsell, seconded by Paul Curley, so voted unanimously to adjourn.

The meeting adjourned at 7:50 p.m.

Respectfully Submitted _____

by Karen A. Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on _____

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 - Staff Report – ANR 249 Long Beach Rd. – Anastasia Marty, Trustee - Map/Par 185-029