



Town of Barnstable Planning Board



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Board Members

Mary Barry – Chair Stephen Helman – Vice Chair Steven Costello – Clerk Fred LaSelva Jeffrey Swartz Patrick Foran Walter Watson

John Norman – Town Council Liaison

Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director

Paul Wackrow, Principal Planner

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

**Town of Barnstable
PLANNING BOARD
Minutes
January 14, 2019**

BARNSTABLE TOWN CLERK
2021 MAY 25 PM 2:56

Mary Barry – Chairman	Present
Stephen Helman – Vice Chairman	Present
Steven Costello - Clerk	Present
Fred LaSelva	Absent
Jeffrey Swartz	Present
Patrick Foran	Present
Walter Watson	Present

Also in attendance were Elizabeth Jenkins, Director, Paul Wackrow, Principal Planner and Karen Herrand, Principal Assistant, Planning & Development Dept.

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 No. 2018-08 - MAJ Commercial Realty, LLC seeks a Special Permit pursuant to Zoning Ordinance Section 240-24-1.11.A Site Development Standards to reduce the on-site and off-street parking requirements, and Section 240-24.1.2.F for dimensional relief within the Hyannis Village Zoning Districts to allow for the redevelopment of an existing retail site including the demolition of an existing building, remodeling of a second existing building; reconstruction of parking areas, loading areas, and storm water system; installation of landscaping, signage and sidewalks, and consolidation of curb cuts into one standard entrance at 316 Iyannough Road and a portion of 290 Iyannough Road leased from the Barnstable Municipal Airport. *Request for continuance to February 11, 2019 received.*

Chair Mary Barry entertains a motion, moved by Stephen Helman, seconded by Jeff Swartz to continue to February 11, 2019.

Zoning Amendments:

2019-064 – Amending the Zoning Ordinance, Article III. District Regulations, Section 240-39 – Signs in the Shopping Center Redevelopment Overlay District (SCROD). The proposed amendments would update the wall signage allowances to accommodate a reconfiguration of the Cape Cod Mall that creates a greater exterior

presence for the smaller tenants. The proposal increases the total number of wall signs allowed, with increases to allowed sign size, and updates definitions to reflect the proposed new categorization of stores.

Chair Mary Barry entertains a motion to open the Public Hearing, moved by Jeff Swartz, seconded by Stephen Helman, so voted unanimously.

Attorney Michael Ford in attendance, representing Simon LLC, owners of Cape Cod Mall. He gives a history of the Cape Cod Mall and the signage currently in existence, 240-39 signage provisions. Mall undergoing further redevelopment regarding the Sears space being vacated. There will be new tenants. Also redevelopment near the Barnes & Noble area/end. Have been before Site Plan Review and been before the Zoning Board of Appeals (ZBA) for special permit and modification. The 1998 regulations and DRI is not working any longer. Small stores need public attention/signage. Also variance from ZBA for wall signs. A zoning amendment would be better to do than piecing together signage changes. Would like this proposed zoning amendment to be in place. Actual mall square footage has decreased – Sears Automotive is being removed/eliminated out building. It is proposed to redo the parking space/lot and entrance re Route 132. 3 signs now on the site, free standing limited to 150 sq. ft. Like to see upgrade of this to 170 sq. ft. maximum for this freestanding sign. Phase out electra board that is there now. Two changes for free standing signs. There has been some basic drawings done for the proposal of new signage/draft. New section entirely. Limitation from 15 now to be fixed as the rest of Town has. Tenant wall signs: 3 groups, major stores, 12, 00 sq. ft or more and inline signs – any public entrance.

In line stores, exterior entrance.

Wall sign size increased: Public entrance specific to each type of store, additional 30-ft. Major stores get 15 ft. Inline get 10 ft. Critical to get his re the leasing proponent coming in. Also process of DRI – going to the Cape Cod Commission at present.

Chair Mary Barry asks for any Public Comment – None.

Chair Mary Barry entertains a motion to close Public Hearing, moved by Stephen Helman, seconded by Jeff Swartz, so voted unanimously.

Steven Costello asks if this will also facilitate the Airport process as well?

Elizabeth Jenkins replies that this would be unique to the Cape Cod Mall property: DRI regulations and Special Permit regulatory structure for the Mall.

Patrick Foran in support. Stephen Helman in support.

Jeff Swartz asks how many total signs are anticipated with this redevelopment? Is part of the goal to bring up to date sidewalks and outside aesthetics as well? Going through Highway Business District and certain signage?

Attorney Ford replies we are thinking 22 or 23 wall signs. He doesn't know exactly with the new tenant mix, some in negotiations with new stores.

Elizabeth Jenkins replies that the Cape Cod Commission did set out design guidelines/regulations which were implemented previously to promote consistency, DRI approval.

Walter Watson asks about internally lit signs. Attorney Ford replies that there is no internal illumination.

Chair Mary Barry asks about the sign that connects Route 132 and Route 28. Asks for clarification of in line signs.

Elizabeth Jenkins interjects that the current effort is on the Route 132 frontage, immediate change is proposed for the freestanding on Route 132. The reader sign is on Route 28. Not immediate as a result of this change.

Chair Mary Barry entertains a motion, moved by Stephen Helman to recommend this Zoning Amendment proposal to Town Council, seconded by Steven Costello, so voted unanimously.

Approval of Minutes: January 8, January 29, February 12, and February 26, 2018, draft minutes

January 8, 2018: Chair Mary Barry entertains a motion, moved by Stephen Helman to approve the January 8, 2018, draft minutes, seconded by Jeff Swartz, so voted unanimously to approve.

January 29, 2018: Motion made by Stephen Helman, seconded by Mary Barry to approve the January 29, 2018, draft minutes, so voted unanimously to approve.

February 12, 2018: Chair Mary Barry entertains a motion, moved by Jeff Swartz to approve the February 12, 2018, draft minutes, seconded by Stephen Helman, so voted unanimously to approve.

February 26, 2018: Chair Mary Barry entertains a motion, moved by Jeff Swartz to approve the February 26, 2018, draft minutes, seconded by Stephen Helman, so voted unanimously to approve.

Chair Mary Barry will not be here on Jan. 28th.

Fred LaSelva will also not be here on Jan. 28th.

Stephen Helman and Steven Costello will not be here for Feb. 11th.

Correspondence:

Chapter 91 Notice – 150 East Rd., Osterville – Remondi – Construction of bank access stairs/seasonal dinghy dock/kayak racks

Chapter 91 Notice – 47 Sea View Ave., Osterville – Vinios – repair/replace existing stone revetment/groin

Chapter 91 Notice – 0 & 28 Windrush Lane, Osterville – DEP/David Wong – extend existing pier

Matters Not Reasonably Anticipated by the Chair:

Elizabeth Jenkins updates the Planning Board that a regulatory agreement for T-Mobile will be coming to the Planning Board. This is in the DCPC zoning area. This did go before ZBA previously. Jurisdiction complication, uses not permitted, than applicant can seek a regulatory agreement.

Future Meetings: January 28 and February 11, 2019, @ 7:00 p.m.

Stephen Helman makes a motion to adjourn, seconded by Patrick Foran, so voted unanimously.

The meeting adjourned at 7:42 p.m.

Respectfully Submitted

By Karen Herrand, Principal Assistant, Planning Board

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