



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Board Members

Steven Costello – Chair Jeffrey Swartz – Vice Chair Patrick Foran - Clerk Mary Barry Walter Watson Stephen Robichaud Aimee Guthinger
Mathew Levesque – Town Council Liaison

Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director
Paul Wackrow, Senior Planner
Karen Herrand – Principal Assistant - karen.herrand@town.barnstable.ma.us

20 FEB 10 P.2:00

BARNSTABLE
TOWN CLERK

Town of Barnstable PLANNING BOARD Minutes January 27, 2020

Steven Costello – Chairman	Present
Jeffrey Swartz – Vice Chairman	Present
Patrick Foran – Clerk	Present
Marry Barry	Absent
Walter Watson	Present
Stephen Robichaud	Present
Aimee Guthinger	Present

Also in attendance were Paul Wackrow, Senior Planner, and Karen Herrand, Principal Assistant, Planning & Development Department.

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.

Subdivisions:

Sub. No. 819 – Request for Lot Release – Lot 2, 10 Maki Hill Lane, W. Barnstable

Susan A Maki and Christopher Maki, have requested a release of covenant for Lot #2 in subdivision No. 819, “Maki Hill Lane” recorded in Book 27958, Page 141, dated January 28, 2014. *Continued from January 13, 2020*

Christopher Maki in attendance.

Paul Wackrow gives an update/history of the subdivision, 3 lots, refers to plan, Exhibit A. When approved, zone location. Onsite septic and wells. 2014 was discussing a waiver regarding the road. No issues with conservation. New road name. Conditions - 3 lots under covenant – completion. Applicant would like lot 2 released prior to installation of utilities and top coat. As built plans will need to be submitted and approved by Engineer and lots 2 and 3 perimeter stone walls not to be disturbed or altered. As built plans submitted, Exhibit B, and Assistant Town Engineer responded, drainage, rims and inverts are outstanding currently, however updates are on the way. Stone walls – a confirmatory deed was recorded that reflects preservation/perimeter of the stone walls.

Staff recommends the release of lot 2 subject to the following conditions; revised as built plans to be reviewed and approved by Town Engineer prior to Form G covenant release and that lots 1 and 3 remain under covenant to insure completion of the top coat of road and utility installation.

Also this has gone before Old Kings Highway for construction of new house and that has been approved.

Jeff Swartz asks for confirmation of Fire Dept. sign offs.

Paul Wackrow replies that this would have been done in 2014 when this subdivision was being processed by Planning Board.

Chair Steven Costello entertains a motion, moved by Jeff Swartz for lot release with the two conditions; that revise as built plans be reviewed by Town Engineer prior to Form G covenant release and Lots 1 and 3 remain under covenant as security for road completion/utility installation, seconded by Walter Watson, so voted unanimously.

Approval of Minutes:

October 28, 2019, Draft Minutes

Chair Steven Costello entertains a motion, moved by Jeff Swartz to approve the minutes, seconded by Stephen Robichaud, Aimee Guthinger abstains. The motion passes.

Correspondence:

Chapter 91 Notice – 25 Maywood Ave., Hyannisport, Kerr- Boardwalk, ramp & float

Paul Wackrow updates the Board on some upcoming events:

Form Based Code – Promotes building design. Recommendations from report – Cape Cod Commission (CCC) and Housing Assistance Corporation (HAC) are hosting a workshop on form based code, resiliency projects.

Feb. 10th, 2020, at Planning Board meeting, putting together a presentation that focuses on design trends on Downtown Hyannis.

Community Resiliency Project. CCC documents/Presentation – Key Design & Infrastructure Principles & issues in the Downtown Hyannis/GIZ. Public meeting sometime in late winter/early spring. Would like Planning Board input.

CPTC Conference/Citizen Planner Training Collaborative. March 21st, Saturday. Covers a lot for members, regulatory, by law writing. Geared for Planning Board and Zoning Board members.

Chair Steven Costello asks if the past highway business discussion/amendments Joint Hearing that they had was approved?

Paul Wackrow clarifies that the regulation amendments went through, but the mapping did not -Highway Business District.

Jeff Swartz clarifies the east end of Main Street being focused on. Will this be extended further than this area?

Paul Wackrow replies yes it will expand out, North St., Barnstable Rd., Camp St. does expand out.

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: February 10, 2020, and February 24, 2020, @ 7:00 p.m.

Chair Steven Costello entertains a motion to adjourn, moved by Jeff Swartz, seconded by Aimee Guthinger, so voted unanimously.

The meeting adjourned at 7:18 p.m.

Respectfully Submitted


By Karen Herrand, Principal Assistant, Planning & Development

Approved by vote of the Board on February 10, 2020

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 – Sub. No. 819 – Maki Hill/Lot 2 – Definitive Plan recorded

Exhibit B – Sub. No. 819 – As Built Roadway Site Plan – Maki Hill