



Town of Barnstable Planning Board



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Board Members

Steven Costello – Chair Jeffrey Swartz – Vice Chair Patrick Foran - Clerk Mary Barry 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

**Town of Barnstable
PLANNING BOARD
Minutes
March 9, 2020**

20 JUL 27 P12:25

BARNSTABLE
TOWN CLERK

Steven Costello – Chairman	Present
Jeffrey Swartz – Vice Chairman	Present
Patrick Foran – Clerk	Absent
Marry Barry	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.

Approval Not Required:

An Approval Not Required Plan entitled “Plan of Land of #2171 Route 6A Barnstable, MA” has been submitted by John Dillon Jr., drawn and stamped by Daniel A. Ojala, P.L.S., of Down Cape Engineering, Inc. dated February 3, 2020, for John Dillon Jr., for 2171 Main St./Route 6A, Barnstable, MA, Map 237 Parcel 039 and a portion of Dillon Lane shown on Plan Book 462 Page 42. Combining lot with portion of a released right of way. *Continued from February 24, 2020.*

Attorney Albert Schulz in attendance. He gives a history of and refers to his memorandum, Exhibit A. History of the original subdivision plan. He refers to the plan, Exhibit B. Estate sold to Quinn. Argued no frontage that parties had - went to Appeals Court. Quinn’s didn’t have any right to use a portion of Dillon Lane. Purpose to bring back to original configuration.

Paul Wackrow refers to Staff Report, Exhibit C. The one question legal/staff had about frontage for lot on the plan, minimum is 150 ft., only 100 or so now. However, Applicant is returning to original 1974 Sub. Plan, a 2 lot subdivision. The frontage does not meet as required today for this district, but the original predates zoning.

Mary Barry clarifies that this is being returned back original before zoning regulations put in place.

Paul Wackrow replies/ refers to plan to confirm.

Jeff Swartz asks for clarification re Land Court’s ruling.

Paul Wackrow replies that the Judge referred to easement rights.

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

Regulatory Agreements:

Regulatory Agreement No. 2019-03 – 451 & 467 Iyannough Rd., and 400 Barnstable Rd., Hyannis, Massachusetts, Map 311 Parcels 082, 081 and 030-001 - Airview LLC seeks to enter into a Regulatory Agreement with the Town of Barnstable to redevelop three parcels with two new retail structures. The development would also include an access easement over property shown on Assessor's Map 311, Parcel 030/001 (400 Barnstable Rd.). It is zoned HG – Hyannis Gateway District; Groundwater Protection Overlay District; and Well Protection Overlay District. *Continued from December 9, 2019, January 13, 2020, February 10, 2020, and February 24, 2020.*

Chair Steven Costello confirms continuance request/entertains a motion, moved by Jeff Swartz to continue public hearing to March 23, 2020, seconded by Mary Barry, so voted unanimously.

Approval of Minutes:

January 9, 2017, draft minutes and February 24, 2019~~20~~, draft minutes

Chair Steven Costello entertains a motion to approve the minutes of January 9, 2017, moved by Jeff Swartz, seconded by Mary Barry, so voted unanimously.

Chair Steven Costello entertains a motion to approve the minutes of February 24, 2019~~20~~, moved by Jeff Swartz, seconded by Mary Barry, so voted unanimously.

Correspondence:

Letter from Attorney Steven J. Pizzuti – Reference to: Regulatory Agreement No. 2015-001 30 Elm Ave., Hyannis - change of ownership notification
Chapter 91 Notification – 285 Seapuit Rd., Osterville Dam Pond – Pier & Floats – Rehnert
Chapter 91 Notification – 65 Short Beach Rd., Centerville River - dredging

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: March 23rd 2020, and April 13, 2020, @ 7:00 p.m.

Adjournment

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

Meeting adjourned at 7:15 p.m.

Respectfully Submitted


By Karen Herrand, Principal Assistant, Planning & Development

Approved by vote of the Board on

March 23, 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** – ANR – 2171 Rte 6A, Barnstable – John Dillon Jr. – Memorandum/Attorney Schulz
- Exhibit B** - ANR – 2171 Rte 6A, Barnstable – John Dillon Jr. – Plan of Land 2/3/2020
- Exhibit C** - ANR – 2171 Rte 6A, Barnstable – John Dillon Jr. – Staff Report dated 3/9/2020