



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Board Members

Steven Costello – Chair Stephen Robichaud – Vice Chair Mary Barry - Clerk Robert Twiss Michael Mecnas Raymond Sexton Tim O’Neill

Mathew Levesque – Town Council Liaison

Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director
Kaitlyn Maldonado, Assistant Director
James Kupfer, AICP, Senior Planner

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

BARNSTABLE TOWN CLERK

2022 JAN 13 PM 3:42

**Town of Barnstable
PLANNING BOARD
Minutes
December 20, 2021**

Steven Costello – Chairman	Absent
Stephen Robichaud – Vice Chairman	Present
Mary Barry – Clerk	Present
Robert Twiss	Present
Michael Mecnas	Present
Raymond Sexton	Present
Tim O’Neill	Present

Also in attendance via remote participation were Planning & Development Staff; Elizabeth Jenkins, Director, Kaitlyn Maldonado, Assistant Director, James Kupfer, Senior Planner, and Karen Herrand, Principal Assistant.

The Planning Board’s Public Hearing will be held at 7:00 p.m. by remote participation methods. Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Planning Board meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Planning Board by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: <https://zoom.us/j/99381274660>

Phone: 888 475 4499 US Toll-free

Meeting ID: 993 8127 4660

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing.

Application materials may be accessed by contacting Karen.herrand@town.barnstable.ma.us or calling 508-862-4064.

Call to Order

Introduction of Board Members and Staff Members

Vice Chair Stephen Robichaud will be sitting in for the meeting tonight as Chair Steven Costello will not be in attendance.

Attendance Roll Call:

Tim O'Neil
Ray Sexton
Michael Mecnas
Mary Barry
Bob Twiss
Stephen Robichaud

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.

Public Comment

Vice Chair Stephen Robichaud asks for any general public comment. **None.**

Approval Not Required:

Cape Cod Healthcare and Michael K. Lauf have submitted an Approval Not Required plan entitled: "Plan of Land of #35 Wilkens Lane Barnstable MA prepared for Cape Cod Healthcare" dated November 22, 2021, prepared and stamped by Daniel A. Ojala, PLS of Down Cape Engineering, Inc. *Continued from December 13, 2021.* (Majority of Full Board)

Attorney Eliza Cox in attendance. Dan O'jala of Downcape Engineering in attendance. Attorney Michael Ford in attendance.

Attorney Cox thanks the Board for convening this meeting tonight. They have met with Cape Cod Commission (CCC) and has approved a minor modification of the development agreement. This was why we had asked for a continuance at the last meeting. Two plans: Exhibit A – Attorney Cox shows current plan, Wilkens Lane. Cape Cod Hospital owns Lot A. 34.13 acres, Lot C and another lot. Shows the proposed ANR plan now. Lot 1, 8.27 acres and then Lot 2, 25.85 acres all vacant land. No changes to Lot C or Lot 4. Both lots have required frontage on Wilkens Lane. Shown on a subdivision plan – book 547, pg. 1. Covenant release in July 2014 and recorded. Lots 1 and 2 have more than adequate frontage.

Kate Maldonado, we have confirmation of the meeting – Staff has no further comments.

Tim O'Neill clarifies no changes in Lot C, was that included in original subdivision?

Attorney Cox replies, first shown in 2003 ANR plan by Cape Cod Aggregates, Cape Cod Hospital owns these lots from this plan.

Vice Chair Stephen Robichaud entertains a motion, moved by Bob Twiss to endorse the plan entitled, Plan of Land of #35 Wilkens Lane Barnstable MA prepared for Cape Cod Healthcare, dated November 22, 2021, prepared and stamped by Daniel A. Ojala, PLS of Down Cape Engineering, Inc. as an Approval Not Required Plan, seconded by Mary Barry,

Roll Call Vote

Tim O'Neill - aye

Ray Sexton - aye
Michael Mecnas - aye
Mary Barry - aye
Bob Twiss - aye
Stephen Robichaud - aye

Subdivision No. 646A Covenant Release Request Samuel Traywick has requested a release of Covenant for Lot 8 in Subdivision No. 646A. A Form O has been submitted to provide a performance security for outstanding infrastructure. (Majority of Full Board)

Dan O'jala of Downcape Engineering in attendance. Have posted a performance bond in order to finish. There is a pending sale. Small division for a driveway, has been inspected.

Ray Sexton asks if we had discussed setting a date for completion of this?

Dan O'jala replies, doesn't recall a precise timeline. Anything over a year or 2 years would be reasonable.

Jim Kupfer states that this is for a gravel drive, different from the first one requested, should get finalized soon.

Stephen Robichaud asks where the \$8,500 figure comes from DPW/Town?

Kate Maldonado replies, yes, Griffin Beaudoin totaled up the cost associated for completion.

Vice Chair Stephen Robichaud entertains a motion, moved by Tim O'Neill to release Lot 8 from the Wendy Way Subdivision No. 646A Covenant with the condition that a security bond, in form approved by the Town Attorney for the amount of 8,550.00 dollars shall be held until such time as all outstanding requirements are complete, including but not limited to the completion of the roadway, submission of final as-built plans for the Definitive Subdivision and issuance of a Certificate of Completion for the Definitive Subdivision, seconded by Mary Barry,

Roll Call Vote:

Tim O'Neill - aye
Ray Sexton - aye
Michael Mecnas - aye
Bob Twiss - aye
Mary Barry - aye
Stephen Robichaud - aye

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

December 13, 2021, draft minutes

Vice Chair Stephen Robichaud entertains a motion to approve the draft minutes of December 13, 2021, moved by Mary Barry, seconded by Ray Sexton,

Roll Call Vote:

Tim O'Neill - aye
Michael Mecnas - aye
Ray Sexton - aye
Bob Twiss - aye
Mary Barry - aye
Stephen Robichaud - aye

Future Meetings: January 10, 2022, and January 24, 2022, @ 7:00 p.m.

Mary Barry will not be able to attend January 24, 2022, meeting.

Adjournment

Vice Chair Stephen Robichaud entertains a motion to adjourn, moved by Mary Barry, seconded by Bob Twiss,

Roll Call Vote:

Tim O'Neill - aye

Michael Mecnas - aye

Ray Sexton - aye

Bob Twiss - aye

Mary Barry - aye

Stephen Robichaud – aye

The meeting adjourned at 7:23 p.m.

Respectfully Submitted

Karen Herrand, Principal Assistant, Planning & Development

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 - Approval Not Required - Cape Cod Healthcare and Michael K. Lauf – current plan