

FORMAL SITE PLAN REVIEW MEETING RESULTS

January 12, 2012

**Regulatory Services
Building Division**

**9:00 a.m. - 2nd Floor Hearing Rm.
367 Main Street, Hyannis, MA**

SPR 034-11 **Starbuck's Coffee**
655 Iyannough #6, Route 132 (Christmas Tree Plaza), Hyannis, MA
Map 311, Parcel 008
Zoning District: Highway Business, GP Overlay District

Proposal: **Change of use for 1624 s.f. unit in Christmas Tree Plaza from retail to a restaurant with 24 seats. New signage and exterior seating is also proposed.**

Conditional Use Special Permit from Zoning Board of Appeals for restaurant use in HB District will need to be granted.

- *Revised plan depicting HP spaces, HP ramp, crosswalk, utilities and striping to be submitted for administrative approval.*

SPR 035-11 **Town of Barnstable – Landfill Solar Project**
45 Flint Street, Marstons Mills
Map 123, Parcel 001 & 002
Zoning District: Residence F, GP, RPOD & Ground Mounted Solar PV Overlay District

Proposal: **Barnstable Landfill Solar Project consisting of a total of 3.343 megawatt (DC) photovoltaic modules mounted on racks. Each rack holds up to 9 PV modules per rack; a total of approximately 195 PV modules are proposed. The solar arrays are to be placed on top of the landfill in areas with slopes of less than 10 percent and tilted at an angle that will optimize yearly electric output. Total area of the project will occupy 13 of the 61.7 acres of the site.**

Project is allowed as of right per Section 240-44.2 Ground-Mounted Solar Photovoltaic Overlay District.

- *Approval is anticipated to issue upon confirmation that all requirements of the ordinance (240-44.2) have been met.*

SPR 036-11 **Cahoon Museum of American Art Inc.**
4676 Falmouth Road, Cotuit
Map 010, Parcel 008-001
Zoning District: Residence F, GP Overlay, RPOD

Proposal: **Removal of a 10 ft. x 14 ft. section on the northwest corner of existing building and removal of existing garage. Construction of a 3,566 s.f. addition onto the northwest corner of the existing building with new parking, septic, drainage, landscaping and modified driveway entrances proposed.**

Barnstable Historic Approval Obtained. CCC DRI Decision.

- *Plan to be reviewed for COMM FD compliance.*
- *Photometric plan and revised septic plan listing all proposed uses to be submitted for administrative approval.*