



Town of Barnstable Planning Board

Application for a Special Permit

Land-Based Wind Energy Conversion Facilities (WECEFs)

Procedure:

Application forms are available at the Planning Board Office, Planning & Development Department, 367 Main Street, Hyannis, MA. Three (3) completed application forms along with all required information and materials must be submitted with your application. Failure to supply required information is sufficient reason for a denial of your request.

Completed applications must be submitted to the Town Clerk's Office, to be time and date stamped. One (1) shall remain with the Clerk's Office, and the other two (2) copies shall immediately be filed with the Planning Board Office, along with all required materials and a check payable to the Town of Barnstable for the applicable filing fee. Applicants should review Town of Barnstable Chapter 240.44.1 "Land Based Wind Energy Conversion Facilities" prior to completing this application form. It is strongly recommended that all applications be reviewed by the Planning & Development Management staff prior to clocking at the Town Clerk's Office to ensure a complete application. The fee schedule for a Land-Based Wind Energy Conversion Facilities Special Permit is as follows:

For Single and Two Family Dwellings only	\$ 200.00
Commercial and/or Business	\$ 750.00

In addition to the fee paid to the Town of Barnstable as required above, you will receive an invoice from the Barnstable Patriot for the legal notice. This amount will have to be paid before the hearing date, check made payable to the Town of Barnstable.

The applicant is also required to provide postage to cover the mailing of the public notices to the abutters and for the notices to abutters of the Board's decision. At the time of filing staff will determine the number of abutters and the required number of stamps and assist you with this process. First class postage is required for mailing of the public hearing notices and postcard postage for notice of the decision is required.

The Planning Board will hold a Public Hearing on your application within 65 days and shall render a decision within 90 days of the hearing. Abutters will be notified by mail of the date of the Public Hearing. All additional support materials must be submitted at least 8 days prior the public hearing of which 12 copies shall be required.

The Decision and Notice is processed within 14 days after the Board renders its decision and is filed with the Town Clerk. There is an appeal period of 20 days from the date the decision is filed with the Town Clerk. After the appeal period has elapsed, and if no appeal has been filed, the Town Clerk shall certify the decision and a copy will be mailed to the applicant's representative. That certified decision must be recorded at the Barnstable County Registry of Deeds, to take effect. A copy of that recorded document shall be submitted to the Board's files and is required for a building permit application. The rights granted under a Special Permit shall lapse unless they are exercised within one (1) year of the date of the certified decision. If an appeal is taken, the outcome of your request will be determined by the courts.

Please review all applicable zoning rules and regulations prior to applying. Be prepared to present evidence that shows your use is in harmony with the intent and purposes of the Zoning Ordinance and that it complies with all Special Permit provisions set forth in the ordinance.



**Town of Barnstable
Planning Board**

**Application for a Special Permit
Land-Based Wind Energy Conversion Facilities (WECFs)**

For office use only: Special Permit # _____
Date Received Town Clerk: _____ Days Extended: _____
Hearing Date: _____ Decision Due _____

The undersigned hereby applies to the Planning Board of the Town of Barnstable for a Special Permit, in the manner and for the reasons set forth below:

Applicant Name¹: _____, Phone: _____

Applicant Address: _____

Property Location: _____

Property Owner: _____, Phone: _____

Address of Owner: _____

Deed Recording: Book _____, Page _____ Plan Recording: Plan Book _____, Page _____
*If applicant differs from owner, state nature of interest.*²

Assessor's Map/Parcel Number: _____ Lot Area: _____ Zoning District: _____

Number of Years Owned: _____ Groundwater Overlay District: _____

Land-Based Wind Energy Conversion Facility Special Permit - Chapter 240-44.1

Description of Project & Waivers:³

¹ The Applicant Name will be the entity to which the special permit will be issued to, however, it is the express intent of the ordinance that any special permit granted transfers, along with its terms and conditions, with the land.

² If the applicant differs from owner, the applicant will be required to submit one original notarized letter authorizing the application, a copy of an executed purchase & sales agreement or lease, or other documents to prove standing and interest in the property.

³ Refer to Chapter 240-44.1.1 through Chapter 240-44.1.4.4.2 for Wind Energy Conversion Facilities Special Permit criteria. Indicate any waivers, from Dimensional Requirements and/or Special Permit Regulations

Description of Construction Activity (if applicable): _____

_____ Attach additional sheet if necessary

Existing Level of Development - Number of Buildings: _____ Existing Gross Floor Area: _____sq.ft.

Present Use(s): _____

Proposed Level of Development - Number of Buildings: _____ Existing Gross Floor Area: _____sq.ft.

Proposed Use(s): _____

Site Plan Review Number: _____ Date Approved: _____
Except for single and two-family development, Site Plan Review is required prior to applying to the Planning Board.

Design Review - Please attach copy of Certificate of Appropriateness, Certificate of Non-applicability, or Certificate of Hardship as issued from Design Review or Hyannis Main Street Waterfront Historic District Commission.

Is this proposal subject to the jurisdiction of the Conservation Commission Yes [] No []
Is this proposal subject to approval by the Board of Health Yes [] No []
Is this proposal subject to the an application to the Zoning Board of Appeals Yes [] No []

The following information must be submitted with the application at the time of filing, failure to do so may result in a denial of your request.

- Three (3) copies of the completed application form, each with original signatures.
- Three (3) copies of a 'wet sealed' certified property survey (plot plan) and one (1) reduced copy (8 1/2" x 11" or 11" x 17") showing the dimensions of the land, all wetlands, water bodies, surrounding roadways and the location of the existing improvements on the land.
- Three (3) copies of a proposed site improvement plan, as found approvable by the Site Plan Review Committee (if applicable), and tower elevations and layout as may be required plus one (1) reduced copy (8 1/2" x 11" or 11" x 17") of each drawing. These plans must show the exact location of all proposed improvements and alterations on the land and to the structures.
- Three (3) copies of a written maintenance plan shall be submitted with the application for special permit for review and approval by the Planning Board and shall be made a condition of the said special.

In addition, "pdf" electronic copies of all plans and materials is requested as well as all an electronic file of all plans (format AutoCad.dwg, AutoCad.dxf, or Microstation.dgn) for large developments. Electronic and pdf's can be submitted by disks or e-mailed to Karen.herrand@town.barnstable.ma.us

The applicant may submit additional supporting documents to assist the Board in making its determination whether the proposed wind energy conversion facility is consistent with all applicable local, state and federal requirements including, but not limited to all applicable electrical, construction, noise, safety, environmental and communications requirements. All supporting documents must be submitted eight days prior to the public hearing for distribution to the Board.

Signature: _____ Date: _____
Applicant's or Representative's Signature

E-mail Address: _____

Representative's⁴ _____ Phone: _____

Address: _____ Fax No.: _____

⁴ Note: All correspondence on this application will be processed through the Representative named at that address and phone number provided. Except for Attorneys, if the Representative differs from the Applicant/Owner, a letter authorizing the Representative to act on behalf of the Applicant/Owner shall be required.



**Town of Barnstable
Planning Board**

Land Based Wind Energy Conversion Facilities (WECFs)

**Agreement to Extend Time Limits
for Holding of a Public Hearing and Filing of a Decision on a
Special Permit**

In the Matter of _____, the Applicant(s), seeking a special permit as requested in an application submitted to the Town Clerk's Office of the Town of Barnstable on _____, the applicant(s) and the Planning Board, pursuant to Mass. General Laws, Chapter 40A, Section 9, agree to extend the required time limits for holding of a public hearing and for filing a decision on this application for a Special Permit for a period of _____ days beyond that date the hearing was required to be held and the decision was to be filed.

In executing this Agreement, the Applicant(s) hereto specifically waive any claim for a constructive grant of relief based upon time limits applicable prior to the execution of this Agreement.

Applicant(s):

Planning Board:

Signature: _____
Applicant(s) or Applicant's Representative

Signature: _____
Chair or Acting Chair

Print: _____

Date: _____

Date: _____

Address of Applicant(s) or Applicant's Representative

Planning Board
Planning & Development Department
367 Main Street, Street, Hyannis, MA 02601
Phone 508-862-4687

cc: Town Clerk
Applicant(s)
File