



The Town of Barnstable Planning Board

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Jo Anne Miller Buntich, Director
Jacqueline Etsten, AICP, Principal Planner
Ellen Swiniarski, Regulatory Review Coordinator

PLANNING BOARD AGENDA FOR JULY 12, 2010

7:00 PM Call Meeting to Order - Hearing Room, 2nd Floor, 367 Main Street, Hyannis

APPROVAL NOT REQUIRED PLANS - None received.

SECURITY AND LOT RELEASE REQUESTS

Subdivision #812 - Settler's Landing II

Request for release of lots from covenant has been received.

SUBDIVISIONS - None received.

7:00 p.m. PUBLIC HEARING - Special Permit 2010-01 - Impulse, LLC

To all persons deemed interested in the Planning Board acting under Chapter 40A, Section 9, and all amendments thereto of the General Laws of the Commonwealth of Massachusetts and the Town of Barnstable Zoning Ordinances, specifically Section 240-24.1 Hyannis Village Zoning Districts, you are hereby notified of a Public Hearing to be held on Monday, July 12, 2010 at 7:00 PM in the Hearing Room of the Barnstable Town Hall, 367 Main Street, Hyannis, MA to consider Special Permit Application No. 2010-01 pursuant to:

- (1) Section 240-24.1.8 (B)(3) for a retail use that will increase vehicle trips per day and/or increase peak hour vehicle trips per day;
- (2) Section 240-56 Off-Street Parking and/or Section 240-24-1.8(C)(2)(e) for a reduction in the required on-site parking;
- (3) Section 240-24.1.8(C) for relief from the required minimum front yard setback, front yard landscape setback, parking at the front of the building, change in use that increases vehicle trips on Rte. 28, and reuse of existing access from Rte. 28;
- (4) Section 240-24.1.10 for a reduction in landscape buffer between parking area and building, and landscape setback from residential property;
- (5) Section 240-35(G) to retain existing nonconformity in lot coverage in a Well Head Protection Overlay District.

The Applicant is Impulse, LLC. The property is a 2.3-acre site addressed 333-349 Iyannough Road (Route 28), Hyannis, MA (the former Supply New England site). The Applicant is proposing to demolish two existing structures located on the property and to reuse the remaining 37,000 s.f. building for a retail tenant. Related site; grading, drainage, parking, lighting and landscape improvements are proposed. The property is shown on Assessor's Map 328 as Parcels 068 and 069. It is in the Hyannis Gateway Zoning District and Wellhead Protection Overlay District.

OTHER BUSINESS

- Signature sheet for FY 2011 Planning Board members for Barnstable County Registry of Deeds records.
- ChrisCo Realty, LLC request for return of escrow held for removal of wind turbine.
- Acceptance of draft Planning Board minutes.

CORRESPONDENCE RECEIVED

Cape Cod Commission Modification DRI Decision for Duane Historic Residence, 68 Dale Avenue.

Cape Cod Commission Decision Implementing Regulation Decision for Craigville Beach District of Critical Planning Concern.

FUTURE MEETINGS

Regularly scheduled meetings of the Planning Board, July 26 & August 9 & 23, 2010. Joint Hearing Town Council/Planning Board July 15, 2010 Zoning Amendments: Shellfish Relay Area Overlay Districts.