



**Town of Barnstable
Planning Board
Agenda
February 14, 2011**

The following hearings will be held at Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor.

Meeting notice previously filed with Town Clerk

Revised as of 02-09-11

Approval Not Required Plans - None received.

Security and Lot Release Requests

Request for Release of Lots 2, 3, 4, 5 from covenant, Subdivision 657 - Sand & Gravel has been received.

Subdivisions - None received.

7:00 pm Special Permit Application No. 2011-01 Lyndon Paul Lorusso Charitable Foundation

The Village at Barnstable Continuing Care Retirement Community

Filed: November 24, 2010 (No Extension) Opened: January 10, 2011 and continued to January 24, 2011 for PH. PB members present: F. Penn, D. Munsell, R. Lang, M. Teague, C. Bartlett, P. Curley. Continued to February 14, 2011. Decision Due: April 8, 2011

The Lyndon Paul Lorusso Charitable Foundation of 2002 has filed Special Permit Application No. 2011-01 pursuant to Section 240-29 SCCRCOD Senior Continuing Care Retirement Community Overlay District. Applicant seeks to develop "The Village at Barnstable" a continuing care retirement community situated on 25.9 acres adjacent to Communications Way, Barnstable, consisting of 340 units of independent and assisted living; and a 60-bed skilled nursing facility together with a Commons (amenities) Building for a total of 6 buildings. The inclusionary affordable component is to be constructed off-site (see Special Permit 2011-02 notice below). The property is commonly addressed 265, 226, 200, 191, 175, 180, 160, 145, 125, and 0 Communication Way, Barnstable, MA, and is located as shown on Assessor's Map 314 as parcels 044, 045, 038, 046, 047, 037, 036, 048, 049, and Map 315, Parcel 042. The subject property is zoned IND – Industrial Zoning District/SCCRCOD and WP Overlay Districts.

7:00 pm Special Permit Application No. 2011-02 Lyndon Paul Lorusso Charitable Foundation

Lyndon Court Multifamily Affordable Housing

Filed: November 24, 2010 (No Extension) Opened: January 10, 2011, continued to January 24, 2011 and February 14, 2011 for a Public Hearing. No Testimony. Decision Due: April 8, 2011

The Lyndon Paul Lorusso Charitable Foundation of 2002 has filed Special Permit Application No. 2011-02 pursuant to Section 240-16.1 Multifamily Affordable Housing (MAH) Residential District as the affordable

component for the continuing care retirement community "Village at Barnstable" (see Special Permit 2011-01 notice above). The Applicant seeks to redevelop and convert the former Whitehall Manor Nursing Home to 21 one-bedroom affordable units and 21 two-bedroom affordable units for a total of 42 multifamily affordable units. The property is commonly addressed 850 Falmouth Road (Route 28), Hyannis, MA, and is located as shown on Assessor's Map 250, as Parcel 036. The subject property is zoned MAH Residential and GP Overlay District.

Informal Discussion

An informal discussion was requested by Attorney Michael Ford regarding a possible Regulatory Agreement for property located at Nantucket and Ocean Streets, Hyannis, MA.

Correspondence

Chapter 91 License has been received to permit and maintain an existing pier, ramp and float located at 50 Bay Road, Cotuit used to access navigable water for recreational boating in Popponessett Bay.

Notice was received from Town Council of reappointment of Paul Curley, Planning Board member, with new term expiring 6/30/2013.

Letter to Chairman dated January 21, 2011 from Paul Hebert, Chairman of Barnstable Housing Committee regarding Special Permit Application 2011-02 Lyndon Court Multifamily

Letter to Chairman dated January 21, 2011 inviting the Planning Board to review and participate in the Zoning Board of Appeal's decision regarding Modification of Comprehensive Permit for Village Green.

Chairman's Discussion

Future Meetings

Regularly scheduled Planning Board meetings 7:00 p.m.: February 28 and March 14 & 28, 2011.