



**Town of Barnstable
Planning Board
Agenda
April 11, 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 04-06-11

Approval Not Required Plans - None received.

Security and Lot Release Requests

Request for Release of Lot 1 and "Reserved Green Area" Lot in Subdivision #255, Chole Court, Barnstable, MA has been received.

Subdivisions - Preliminary Subdivision Application #820 - "Wayside Lane Extension"

Preliminary Plan # 820 – Preliminary Subdivision of Land in Barnstable, MA, prepared for Stephen E. Wallace et al, dated March 21, 2011, Assessors Map 110, Lot 007; Zoned Residence F. Plan shows 6.96 acres divided into 2 Lots. Access shown from Wayside Lane, West Barnstable. Submitted March 23, 2011 + 45 days = May 6, 2011.

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 and April 11, 2011. Decision Due: April 8, 2011

The Applicant has requested that this hearing be further continued to the April 25th meeting or the next available meeting at which members hearing this application will be present (see attached lette).

Member Assigned: Raymond B. Lang, Matthew K. Teague, Paul R. Curley, Patrick Princi, Felicia R. Penn, David P. Munsell

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. Continued to April 11, 2011 Decision Due: April 8, 2011

The Applicant has requested that this hearing be further continued to the April 25th meeting or the next available meeting at which members hearing this application will be present (see attached letter).

Member Assigned: Raymond B. Lang, Matthew K. Teague, Paul R. Curley, Patrick Princi, Felicia R. Penn, David P. Munsell, and Cheryl A. Bartlet (to exercise the Mullin Rule)

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.

7:00 pm Special Permit 2011-05 Hardship Location Sign - Federated Church of Hyannis

Upon staff review, it was determined that this sign could be permitted as-of-right pursuant to § 240-74.B - Special event and/or temporary signs, flags or banners belonging to a not-for-profit organization, civic organization or church. The Applicant has been directed to Robin Anderson of the Building Division for a sign registration.

Request for withdrawal without prejudice has been received from applicant.

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, April 11, 2011 in the Hearing Room of the Barnstable Town Hall, 367 Main Street, Hyannis, MA to consider the following Special Permit Application pursuant to Section 240-71(E)(4) Signs Hyannis Village Business District, Hardship Location Sign: Federated Church of Hyannis for an A-frame sign to be located in front of 320 Main Street, Hyannis, shown on Assessor's Map 327 as Parcel 074.

Correspondence Received

Chapter 91 License Application has been received to replace, extend, and maintain an existing pier and to add and maintain a ramp and float for recreational boating needs located at 118 Windswept Way, Osterville in Cotuit Bay.

Future Meetings

Please note that the Joint Public Hearing with Town Council scheduled for April 7, 2011 for amending the Floodplain Zones will not be going forward at that time. It appears FEMA is holding back on implementing the new maps until a later date.

Regularly scheduled Planning Board meetings 7:00 p.m. April 25, May 9 & 23, 2011.