



**Town of Barnstable  
Planning Board  
Agenda  
August 8, 2011**

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

Meeting notice previously filed with Town Clerk

Revised as of 08-03-11

**Please note that the only activity at this meeting will be to move the scheduled continued hearing for RA 2011-03 Beech Tree Alley, LLC to the regularly scheduled meeting October 24, 2011 @ 7:00 p.m.**

**Approval Not Required Plans:** - None at this time.

**Security and Lot Release Requests:** - None at this time.

**Subdivisions:** - None at this time.

**7:00 PM Regulatory Agreement 2011- 03 - Beech Tree Alley, LLC**

Filed June 23, 2011 - (180 Day Extension) – 1<sup>st</sup> Hearing July 11, 2011 - 2<sup>nd</sup> Hearing August 8, 2011 – Decision Due February 17, 2012 Members: Paul R. Curley, Patrick Princi, Felicia R. Penn, Cheryl A. Bartlett, Raymond B. Lang, and Matthew K. Teague

This is the second public hearing on this Regulatory Agreement.

***E-mail from applicant's representative has been received requesting that this continued public hearing be moved to the Planning Board's regularly scheduled October 24, 2011 meeting @ 7:00 p.m.***

Beech Tree Alley, LLC is seeking a Regulatory Agreement to develop the properties located at 434 and 438 South Street, Hyannis MA as a parking lot to be used as an accessory parking for the development at 599 Main Street, Hyannis MA. Included in the proposal is a pedestrian walkway connecting South Street with 599 Main Street. The 434 and 438 South Street lots are the lots to be regulated through this proposed Agreement. Those lots are located in the SF - Single Family Residential District of the Hyannis Village Zoning District and are shown on Assessor's Map 308 as parcels 280 and 123. The 599 Main Street lot is commonly known as the Beech Tree and is shown on Assessor's Map 308 as parcel 118 and is zoned Hyannis Village Business.

The Regulatory Agreement seeks waivers from the Barnstable Zoning Ordinances specifically:

§ 240-24.1.5.A - Permitted Uses to allow for the property to be used for a parking lot accessory to the Beech Tree lot on Main Street;

§ 240-24.1.5.B - Minimum Lot Area to allow the lot of less than 20,000 sq.ft. to be developed;

§ 240-24.1.5.B(1) - Minimum Green Space to allow development with less than the 10 foot perimeter planting area;

§ 240-24.1.5.C(2) - Site Development Standards to allow lighting that does not provided total cutoff at the property lines;

§240-24.1.10.A(4)(a)[1] - Reduction of on-site parking requirements listed in 240-56;

§240-24.1.10.A(4)(b)[1] - Location of Off-Street Parking to allow parking on a different lot than the business lot;

§240-24.1.10.A(4)(c)(2) - to allow parking spaces with reduced dimensions;

§240-24.1.10.A(4)(d)(2) and (3) - to develop the lot with less than the required 6 foot landscape buffer;

§240-24.1.10.A(5)(c) - to eliminate or reduce the required 20-foot landscaped setback from all residential property lines;

§240-51 and 52 - Location of parking spaces (not located on same lot as use for which spaces are required) and to provide parking spaces that are less than 9 by 20 feet;

§ 240-53 - Landscape Requirements for Parking Lots to allow for a reduction in the requirements;

§240-63 - Commercial Signs in a Residential District to allow for a sign to be posted at the lot's entrance on South Street;

§240-125.B(1)(c) – Variance-Provisions as may be needed,

§801-12.F(1) – Waiver to allow access not over road frontage , and

in addition, the applicant is seeking waivers from compliance with Chapter 240, Article IX – Site Plan Review. The Applicant is requesting the Planning Board act on the behalf of the Site Plan Review Committee in approving this Regulatory Agreement.

**Correspondence Received:**

**Future Meetings:**

Regularly Scheduled Planning Board Meetings – August 22, September 12 & 26 @ 7:00 p.m.,