



**Town of Barnstable
Planning Board
Agenda
May 14, 2012**

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; 05-08-12

Approval Not Required Plans:

Coombs - A plan titled "Plan of Land in Barnstable, MA (Osterville) prepared for Candace Coombs" dated March 6, 2012 and prepared by Down Cape Engineering, Inc. has been submitted for endorsement as an Approval Not Required Plan. The plan proposes to divide an 8.85 acre lot addressed as 595 Old Mill Road into three new lots fronting on Old Mill Way.

- *Application and Staff Report enclosed.*

Lahey & Lahey - A plan titled "ANR Plan of Land at 151 & 153 Ocean Avenue in Craigville Beach, MA Prepared for Francis Lahey and Sheila R. Lahey" and prepared by JC Engineering, Inc., date March 5, 2012 has been submitted for endorsement as an Approval Not Required Plan.

- *Application and Staff Report enclosed.*

Miceli – A plan titled "Plan of Land Located in Cotuit, Mass", prepared for Robert J. & Jane K. Miceli, 38 Sandalwood Drive, Cotuit, MA 02635, dated January 10, 2006, as prepared by Cape & Islands Engineering, has been submitted for endorsement as an Approval Not Required Plan. The plan proposes to divide an 8.03-acre parcel fronting on both Sandalwood and Falmouth Road (Route 28) into two lots.

- *Application and Staff Report enclosed.*

7:00 pm Public Hearing

**Special Permit Application No. 2012-03
John T. Peck Wind Energy Conversion Facilities**

To all persons deemed interested in the Planning Board acting under the General Laws of the Commonwealth of Massachusetts, Chapter 40A, Section 9, and all amendments thereto and the Town of Barnstable Zoning Ordinances you are hereby notified of a Public Hearing to be held to consider a Special Permit Petition No. 2012-03. The petitioner is John T. Peck seeking a special permit pursuant to Section 240-44.1 Land Based Wind Energy Conversion Facilities. The petition seeks to reuse the existing 100-foot mono-pole and reinstall a new wind turbine upon it to generate electrical power for use on the property. The subject property is addressed 3800 Falmouth Road (Route 28), Marstons Mills, MA and commonly known as "Peck's Boats". The property is shown on Assessor's Map 058 as parcel 001 and is zoned SD-1 Service and Distribution Zoning District.

- *Opened April 23, 2012 and continued to May 14, 2012 – continued at request of the applicant to allow time to refine request and for additional site plan review if necessary.*
- *Application and Staff Report previously sent to Board Members.*

- *No further update at this time.*

7:15 pm Public Hearing

**Modification of PIAHD Special Permit
Settler's Landing II - Subdivision 812**

To all persons deemed interested in the Planning Board acting under the General Laws of the Commonwealth of Massachusetts, Chapter 40A, Section 9, and all amendments thereto and the Town of Barnstable Zoning Ordinances you are hereby notified of a Public Hearing to be held to consider an application to Modification the Private Initiated Affordable Housing Development (PIAHD) Special Permit issued for Settlers Landing II - Subdivision 812. The petitioner is Martha M. Morin, Trustee of Settlers Landing Realty Trust II, seeking a modification of the house design plan for the subdivision. The application is proposing to add two new housing designs to the existing 9 house plans approved for the dwellings to be built on the 29 PIAHD designated lots in the subdivision.

The locus is the southern 7.75 acres of the subdivision commonly known as Settler's Landing located off Castlewood Circle in Hyannis, MA. The 29 parcels are shown on Assessor's Map 273 as Parcels 122, 122-013 through 122-027 and Assessor's Map 272 as Parcels 212 to 225. The lots are addressed from 75 to 174 Settler's Landing, Hyannis, MA. The locus is Zoned Residential C-1.

- *Application and Staff Report enclosed.*

Correspondence: The following correspondence and items were received at the Planning Board's Office.

Cape Cod Commission Notification of Minor Modification to DRI Exemption Decision for Osterville Harbors Clubhouse (170 Grand Island Drive, Osterville). This modification allows for replacement of the existing 575 sq.ft. children's center with a new 1,475 sq.ft. children's center.

A Town Council notice received May 1, 2012 identifying Councilor James Tinsley as the new Council Liaison to the Planning Board.

A copy of the Final Decision issued by the Commonwealth's Energy Facilities Siting Board regarding NSTAR Electric Company's proposed transmission facilities and including the new Substation in West Barnstable.

A copy of the Draft Environmental Impact Report for the Barnstable Municipal Airport Master Plan.

A May 3, 2012, Notice of a Chapter 91 Waterway License Application for an existing seasonal pier at 60 Winfield Lane, Osterville in the waters of West Bay.

A copy of the Environmental Notification form for the Mill Pond Restoration Project. The proponent is the Town of Barnstable Conservation division and proposed to remove accumulated sediment.

- *Any member wishing a full copy of the document please contact the office.*

Future Meetings: Regularly Scheduled Planning Board Meetings:

June 11, 2012 and June 25, 2012 @ 7:00 p.m.