



BARNSTABLE  
TOWN CLERK

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**Town of Barnstable  
Planning Board  
Agenda  
June 11, 2012**

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; 06-06-12

**Approval Not Required Plans:**

**Jansson** - A plan titled "Plan of Land in Barnstable, MA. (Cummaquid) prepared for Kenneth B. Jansson Et Al", dated May 31, 2012, as prepared by Eagle Surveying, Inc., has been submitted for endorsement as an Approval Not Required Plan. This plan proposes to transfer land from a 1.6-acre lot, addressed 1308 Mary Dunn Road, Cummaquid, to two abutting lots, 1324 Mary Dunn and 36 Dromoland Lane, Cummaquid. The plan is for conveyance purposes only and no new developable lots are being created.

Staff Report, Application and Plan attached

**NSTAR** - A plan titled "Approval-Not-Required Plan of Land Oak Street Barnstable, MA. (Barnstable County) prepared for: NSTAR Electric & Gas Corporation", dated April 25, 2012, as prepared by SMC Surveying and Mapping Consultants, has been submitted for endorsement as an Approval Not Required Plan. This plan proposes to divide a 5.37-acre, land-locked parcel, addressed 0 Oak Street, West Barnstable, into three lots. Each of those lots are to be annexed to an existing abutting lot that are addressed 661, 741 and another 0 Oak Street, West Barnstable. The plan is for conveyance purposes only and no new developable lots are being created.

Staff Report, Application and Plan attached

**Subdivision:**

**Subdivision No. 792, Hallett Woods  
Lot Release & Completion**

William Charlie Hallett has requested a Certificate of Completion for Subdivision No. 792 and for the remaining 2 lots under covenant (Lot Nos. 2 & 4 ) and "full release" of Lot No. 3.

It appears this request may be premature. Staff has contacted the Applicant. Applicant has agreed to continue this item to a future date if it is not complete.

**7:00 pm**

**Subdivision 753, Cape Cod Healthcare, Inc.  
Road Name Change Gonsalves Road to Wilkens Lane**

To all persons deemed interested in the Planning Board acting under the General Laws of the Commonwealth of Massachusetts, Chapter 41, Sections 81A, through 81GG, Subdivision Control and all amendments thereto and the Town of Barnstable Chapter 801, Subdivision Regulations of the Code of the Town of Barnstable you are hereby notified of a Public Hearing to be held to consider the request of Cape Cod Healthcare, Inc. (Cape Cod Hospital) to change the name of Gonsalves Road to Wilkens Lane.

Gonsalves Road was designated as a part of Subdivision No. 753 and is traverse between Attuck's Lane Extension and Kidd's Hill Road in Barnstable MA. Only a small section of the Way, as it abuts Attuck's Lane Extension, has been improved to date.

This Public Hearing will be held at the Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2<sup>nd</sup> Floor, Monday, June 11, 2012, at 7:00 PM. Copies of the application are available for review in the Office of the Planning Board, Growth Management Department, 200 Main Street, Hyannis, MA between the hours of 8:30 AM to 4:30 PM, Monday through Friday.

Request Letter and Staff Report enclosed.

**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 modify 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 applicant proposes 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.

- The hearing was opened May 14, 2012 and continued to June 11, 2012
- No testimony taken
- Application and Staff Report previously distributed to the Board members
- Please request any additional copy

**Approval of Minutes:** Approval of May 14, 2012, Board Meeting Minutes.  
Copies of minutes attached.

**Discussion:** **Hyannis Harbor Hotel** – Attorney Michael D. Ford, on behalf of the Harborview Hotel Investors, LLC, has requested an informal discussion with the Board regarding a possible Regulatory Agreement. The proposal is to build a detached 4-story, 68-room addition to the existing Hyannis Harbor Hotel at 213 Ocean Street, Hyannis.

Materials from Applicant enclosed

**New Appointment of Planning Board Member**

**Future Meetings:** Regularly Scheduled Planning Board Meetings:  
June 25, 2012 and July 23, 2012 @ 7:00 p.m.