



Town of Barnstable Planning Board



www.town.barnstable.ma.us/Planning Board

Board Members

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Growth Management Department Staff Support

Art Traczyk, Regulatory/Design Review Planner - art.traczyk@town.barnstable.ma.us
Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AMENDED AGENDA August 25, 2014

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor.
Meeting notice previously filed with Town Clerk - Revised as of: 08-22-2014

Call to Order: Introduction of Board Members – All members present introduce themselves

Notice of Recording: *This meeting is being recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.*

Notice to Public: **Regarding Zoning Board of Appeals - Appeal No. 2014-042 – Bogert**
Referral to the Planning Board for Consent on Material Changes will Not be Held.

Notices of a public meeting on a Repetitive Petition of William B. & Natalie Bogert for property addressed 160 Tern Lane, Centerville, MA were sent to abutting property owners. The meeting was scheduled pursuant to MGL Chapter 40A Section 16 for consent of the Planning Board to findings of the Zoning Board on specific and material changes to a proposal for demolition and rebuilding of a single family dwelling not in conformity to zoning. However that public meeting will not be held tonight as the Zoning Board has not made its findings and has not yet referred the application to the Planning Board.

The Planning Board notices were sent prior to the scheduled, August 13th Zoning Board hearing to consider the Repetitive Petition to accommodate the application. The application did not go forward at that August meeting of the Zoning Board and was continued to September 10th.

It is anticipated that this Planning Board Public Meeting will be held September 22, 2014 at 7:00 PM.

Approval Not Required Plans:

Barnstable Land Trust - A plan entitled "Plan of land in Barnstable (Cotuit) MA prepared for: Barnstable Land Trust" has been submitted for endorsement as an Approval Not Required Plan. The plan intends to segment part of an existing 19.08-acre parcel into two lots totaling 3.03+/- acres. The segmented 3.03-acres is to be transferred to, and annexed to, land owned by the Town of Barnstable addressed 10 Lowell Avenue, Cotuit, MA (a/k/a Lowell Park). The subject 19.12-acre parcel is addressed 0 Putnam Avenue, Cotuit, MA and is shown on Assessor's Map 036 as parcel 039. The land is situated north westerly of the intersection of Putnam and Lowell Avenues. The subject property is zoned Residential F and in the Resource Protection Overlay District.

Staff Report, Application and Copy of Plan enclosed

Crockers Corner Realty Trust - A plan entitled "Approval Not Required Subdivision of Land prepared for James H. Crocker., Trustee of Crockers Corner Realty Trust" has been submitted for endorsement as an Approval Not Required Plan. The plan intends to divide an existing 4.8-acre parcel into two lots. The subject property is addressed 3635 Falmouth Road (Route 28), Marstons Mills, MA. It is shown on Assessor's Map 077 as parcel 004 and is zoned Residential F and in the Resource Protection Overlay District.

Staff Report, Application and Copy of Plan enclosed

McDonald - A plan entitled "Plan of Land in (Cummaquid) Barnstable, MA to be filed in the Land Court prepared for William & Carol McDonald", dated July 1, 2014, has been submitted for endorsement as an Approval Not Required Plan. The plan intends to combine Lot 72 and most of Lot 71 of Land Court Plan 7353R to create a single new lot and transfer and annex 6,486 sq.ft., of land from Lot 71 of Land Court Plan 7353R to and adjoining Lot 23 of Land Court 7353F. The subject property is addressed 215 & 192 Harbor Point Road, Cummaquid, MA and are shown on Assessor's Map 352 as parcels 068 and 006. The subject property is zoned Residential F-1. This plan created no new independently developable lots. All subject lots are owned by William & Carol McDonald.

Staff Report, Application and Copy of Plan enclosed

Leveroni - A plan entitled "Plan of Land at 845 & 853 Main Street in Barnstable (Cotuit) Mass." prepared for Timothy & Daniel Leveroni dated May 18, 2013, has been submitted for endorsement as an Approval Not Required Plan. The plan intends to reconfigure the existing two lots. The subject property is addressed 845 & 853 Main Street, Cotuit, MA. It is shown on Assessor's Map 035 as parcels 059-001 & 059-002 and is zoned Residential F and in the Resource Protection Overlay District.

Staff Report, Application and Copy of Plan enclosed

Subdivision: None

Special Permit: None

Procedural Matters: **Endorsement of Subdivision No. 823 - Hyannis Imported Cars Limited Partnership**
Subdivision Modification & Discontinuance of a part of Holmes Lane in Hyannis (Barnstable) MA.

Decision Rendered by the Board June 23, 2014, Notice filed June 30, 2014 – 20 day appeal period has expired and no appeal taken. The Board is clear to endorse the plan.

Correspondence: *Any Member wishing a full copy of the document please contact the office*

Cape Cod Commission notice July 7, 2014, Amended Chapter A, Enabling Regulations Governing Review of Developments of Regional Impact (DRI)

Cape Cod Commission notice July 18, 2014, minor modification to DRI Decision for ICE/Sprint Tower Barnstable

Approval of Minutes: Approval of July 14, 2014, Board Meeting Minutes- *copy of minutes enclosed*

Future Meetings: Regularly Scheduled Meetings: September 22, 2014 and October 27, 2014 @ 7:00 p.m.

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Planning Board, Growth Management Department, 200 Main Street, Hyannis, MA