



# Town of Barnstable Planning Board

[www.town.barnstable.ma.us/Planning Board](http://www.town.barnstable.ma.us/PlanningBoard)



## Board Members

Paul R. Curley, Chair   Stephen Helman, Vice Chair   Felicia R. Penn, Clerk   Patrick Princi   Raymond B. Lang   David P. Munsell  
Town Council Liaison – John T. Norman

## Growth Management Department Staff Support

Art Traczyk, Design/Regulatory Review Planner - [art.traczyk@town.barnstable.ma.us](mailto:art.traczyk@town.barnstable.ma.us)  
Karen Herrand, Principal Assistant - [karen.herrand@town.barnstable.ma.us](mailto:karen.herrand@town.barnstable.ma.us)

## AGENDA February 9, 2015

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: 01-30-2015

**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.

### **Approval Not Required Plans:**

**Coombs** - A plan entitled “Plan of Land in Barnstable, MA (Osterville) prepared for Steven E. Coombs” dated November 26, 2014 as drawn by Down Cape Engineering, Inc., has been submitted for endorsement as an Approval Not Required Plan. The plan intends to divide 0.19-acres (shown as Parcel D on the plan) from an existing 3.39-acre parcel and convey the divided parcel to abutting property. No new developable lots are to be created by the plan. The subject property is addressed 0 Old Mill Road, Osterville, MA and is shown on Assessor’s Map 114 as parcel 010-004. The property is zoned Residential C and is in the Resource Protection Overlay District.

*Originally scheduled for January 26, 2015 moved to February 9, 2015 due to meeting cancellation - Staff Report and Application previously distributed*

### **Signage Special Permit:**

**7:00 PM - Public Hearing – Continued**

**Mariana P. Costa, Dream Homes & Estates  
Petition No. 2015-001 for Hardship Location Sign**

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 - this Public Hearing will consider the Special Permit Petition of Mariana P. Costa, Dream Homes & Estates seeking to locate an A-Frame sign at 569 Main Street, Hyannis. The permit is being sought pursuant to Section 240-71(E)(3) Hardship Location Sign - Hyannis Village Business District. The subject property is addressed Unit D3 of the Hyannis Oaks Condominium, 569 Main Street, Hyannis, MA and is shown on Assessor’s Map 308, Parcel 111 and identify as Unit 00F.

*Opened January 12, 2015 - no testimony taken - continued to February 9<sup>th</sup> for complete hearing - Staff Report and application previously distributed*

### **Zoning Map Amendment:**

**7:00 PM - Public Hearing - Continued**

**TC Item No. 2015-048 - To Extend the HB Highway Business  
District along Route 132 & Adjust the B Business District**

The Planning Board of the Town of Barnstable, acting under Chapter 40A, Section 5 of the General Laws of the Commonwealth of Massachusetts, will hold a public hearing to take comment on a proposed zoning map amendment to extend

the HB Highway Business District along Route 132 (Iyannough Road) to Attucks Lane and adjust the abutting B Business Zoning District to follow property lines.

The proposed changes are to rezone three parcels, addressed 1582 Iyannough Road (Route 132) Barnstable, MA, 1520 Iyannough Road (Route 132), Barnstable, Hyannis & Centerville, MA and 131 Attucks Lane, Barnstable MA, from Residence D-1 and Residence F-1 to HB, Highway Business, and to adjust the Business B zoning line on two neighboring parcels, addressed 1470 Iyannough Road (Route 132), Barnstable MA and 241 Attucks Lane, Barnstable MA, such that the Business B Zoning District encompasses all of the lots and the Business B zoning line follows existing property lines. This amendment was referred to the Planning Board for a public hearing by Town Council Item No. 2015-048.

*Opened January 12, 2015, continued to January 26, 2015 and moved to February 9, 2015 due to meeting cancellation - continued for further review and consideration of HO-Highway Office District - Staff Report, Memo of January 21, 2015 and TC Item No. 2015-048 previously distributed.*

**Discussion:** Attorney Paul Revere III has requested a discussion with the Board on modification of Subdivision No. 350, Dillon Lane, West Barnstable. This is a 1974 subdivision that created Dillon Lane as a 600-foot long way ending in a cul-de-sac and providing access to 1 new developable lot.

*Background on Subdivision No. 350 and Attorney Narrative will be forthcoming*

**Approval of Minutes:** Approval of January 12, 2015, Board Meeting Minutes – *copy previously distributed*

**Future Meetings:** Regularly Scheduled Meetings: March 9 & 23, 2015 @ 7:00 PM.

**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 Board may go into executive session. The Board 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

**Note:** Any board member wishing copies of prior sent materials may request them from Karen Herrand by phone - 508-862-4064 or by e-mail [karen.herrand@town.barnstable.ma.us](mailto:karen.herrand@town.barnstable.ma.us)