



Town of Barnstable Planning Board



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

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Growth Management Department Staff

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AGENDA June 22, 2015

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor
Meeting notice previously filed with Town Clerk

Call to Order:

Introductions:

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:

ANR Plan: 3580 Main Street, Barnstable – Swift

A plan entitled “Plan of Land in Barnstable, MA being a Division of Lot 2 as shown on Plan Book 268 Page 44” dated June 8, 2015, has been submitted by William and Catherine Swift for endorsement as an Approval Not Required Plan. The plan proposes a division of a 4.75 acres parcel into two lots. The property is located at 3580 Main Street, Barnstable, MA as shown on Assessor’s Map 318 as Parcel 050. It is in the RF-1 and RF-2 Zoning Districts.
Copy of application, plan and associated documents enclosed

ANR Plan: 259 North Street, Hyannis – 259 North Street, LP

A plan entitled “Plan of Land Being a Division of Lot 6 as shown on Land Court Plan 8094C” dated June 8, 2015 has been submitted by 259 North Street LP for endorsement as an Approval Not Required Plan. The plan proposes the division of a .85 acre lot into two lots, each to contain one existing structure. The property is located at 259 North Street, Hyannis as shown on Assessor’s Map 308 as Parcel 073-002. It is in the Hyannis Village Business Zoning District.
Copy of application, plan and associated documents enclosed

Subdivisions:

Preliminary Definitive Subdivision Plan for Subdivision No. 824 As yet unnamed subdivision located off River Rd. in Marstons Mills

Continued from June 8, 2015, to June 22, 2015

Review of Preliminary Plan for Subdivision No. 824 entitled; “Subdivision No. 824 Preliminary Plan of Land in Marston Mills (Barnstable, MA) Prepared for Shirley E. Peterson, TR. A Preliminary Plan Application to divide a 5.9 acre parcel into 2 lots has been submitted to the Planning Board. The property is shown on Assessors Map 61 as Parcel 02. The property is zoned Residential RF, RPOD, WP, and is located within NHESP, Priority Habitats of Rare Species. One waiver has been requested. *Peer review enclosed*

Completion for Subdivision No. 454 Whistleberry

Continued Ongoing Discussion

Review of Developer progress to date; discussion of payment for peer review of technical submissions from the Developer’s engineer; other correspondence, and possible vote.

Definitive Plan Modification for Subdivision No. 350 Dillon Lane

Review of Definitive Plan Modification application for Subdivision # 350 – Dillon Lane. The property is shown on Assessors Map 236, Parcel 014, Map 237, Parcels 039 and 040. The original subdivision approved in June of 1974 included 3 lots and the roadway layout for Dillon Lane. No changes to the lot lines are proposed. Applicant requests a reduction in pavement width; alignment off the centerline; drainage in easements; turning tee with easements rather than in circle; change to vertical curves of roadway; change of roadway name.

Planning Board to determine whether all necessary materials are submitted; peer review of technical submissions will be provided for a subsequent meeting.

Copy of application, abutter's correspondence and associated material enclosed

Special Permits:

Special Permit No. 2015-002 – Jason T. Ethier, Trustee - 445 South St., Hyannis

Public Hearing opened on May 11, 2015, continued to June 8, 2015, continued to June 22, 2015

Members Assigned: Curley, Helman, Lang, Munsell, Princi, Ferro

Jason T. Ethier, Trustee, Tajmahal Realty Trust is seeking a Special Permit pursuant to Section 240-94(B) – Expansion of a Preexisting Nonconforming Use and modification of the conditions of Special Permit Nos. 1955-9 and 1956-6, as necessary. The Applicant seeks to construct a third building on the property. The building would contain a two-car garage and one-bedroom apartment on the first floor; a three-bedroom apartment on the second floor; and a game room with a roof deck on the third floor. The subject property is addressed 445 South Street, Hyannis, MA Assessor's Map 308, parcel 195. It is zoned SF Single Family Residential District.

Special Permit No. 2015-003 – Wayne Kurker, Trustee – 232 Main Street, Hyannis

Public hearing scheduled to be opened on June 22, 2015.

Wayne Kurker, Trustee of 232 Main Street Realty Trust seeks a Special Permit pursuant to Section 240-24.1.3.HVB, Hyannis Village Business District, (B) Special Permits, (1) Parking facilities, to allow for 94 paid public parking spaces to be utilized within the existing parking lot at 232 Main Street, Hyannis. The subject property is addressed 232 Main Street, Hyannis, MA and is shown on Assessor's Map 327 as Parcel 160. Property is located in the HVB - Hyannis Village Business District with a portion of the property located in the WP Wellhead Protection Overlay District.

Copy of application, plan, associated documents enclosed

Next Meeting: Regularly Scheduled Meetings: July 13 and July 27, 2015 @ 7:00 PM.

Please Note: The matters on this list, which may be discussed at the meeting, are those reasonably anticipated by the chair. 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.