



Town of Barnstable Planning Board

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Growth Management Department Staff

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June 8, 2015

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor
Revised meeting notice filed with Town Clerk 06-03-2015 to reflect 6:30 PM Call to Order

Call to Order: Introduction of Board and Staff

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.

Cape Cod Commission Regional Policy Plan Update <http://www.capecodcommission.org/rppupdate/> :
Regional Policy Plan Update Process; Overview of Historic Chronologies and Aerial Imagery; Overview of Community Characteristics; Introduction to Scenario Planning; Cape Cod Transects and Envision Tomorrow

Approval Not Required:

Plan of Land in Barnstable (Cotuit)

**135 Putnam Ave Map/Par 036/040
Barzun et al and Lowell et al**

A plan entitled “Plan of Land in Barnstable (Cotuit) Massachusetts being a Division of Lot shown on LCC4235A” dated April 22, 2015, has been submitted for endorsement as an Approval Not Required Plan. The plan proposes the division of 25.85-acre parcel of land into two lots. Lot 1 is proposed to contain 11.78 acres (11.51 acres upland / .27 acres wetland) and Lot 2 is proposed to contain 14.07 acres (13.37 upland, 0.7 wetland). The proposed parcels have greater than 150 feet of frontage, each on Putnam Avenue, a public way. Lot 2 has additional frontage on Old Post Road.

Staff Report and copy of plan, application and associated documents enclosed

Plan of Land in Barnstable (Centerville)

**0 Summerbell Ave Map/Par 226/196
Christian Camp Meeting Association**

A plan entitled “A Plan of Land in Barnstable, MA – 0 Summerbell Avenue” dated May 20, 2015, has been submitted for endorsement as an Approval Not Required Plan. The plan proposes a division of a 2,850 ft. parcel into two lots. The land is a former way, established by the original Christian Camp Meeting Association plan, recorded in Plan Book 24, Page 42.

Staff Report and copy of plan, application and associated documents enclosed

Subdivisions:

Preliminary Subdivision No. 824

**Plan Prepared for Shirley E. Peterson, TR.
Property at 536 River Rd., Marstons Mills MA**

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. An Application for Tentative Approval of a Preliminary Plan to divide a 5.9 acre parcel into 2 lots has been submitted for consideration 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. Two Waivers are being requested.

- *This is a preliminary plan being submitted to the Board for consideration. Copies of application, plan and associated documents enclosed*
- *Copies of request to continue to June 22, 2015, and updated waiver request, dated June 2, 2015, received via email from Dan Ojala enclosed.*

Continued Special Permit Hearing:
Jason T. Ethier, Trustee, 445 South St., Hyannis

Special Permit No. 2015-002(modification)
Map/Par 308/195

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.

Legal Opinion forthcoming

Future Meetings: Regularly Scheduled Meetings: June 22 and July 13, 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.