



Town of Barnstable Planning Board

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Board Members

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Growth Management Staff

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AGENDA

March 27, 2017

Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor at 7:00 p.m.
Meeting notice previously filed with Town Clerk

Call to Order: Introduction of Board Members and Staff Members

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.

Subdivisions:

Continued Business

Road Rescission – Sub Nos. 362 & 658 Offshoot Rd

Beach Point, LLC has requested to modify Subdivision Nos. 362 & 658. The request is to rescind the southerly end of Offshoot Road and incorporate the road layout into Lot 12 of the subdivision. The plan for this subdivision modification is entitled “Definitive Plan of #127 & #133 Maushop Avenue and Modification of Offshoot Road, Barnstable, MA” prepared for Beach Point, LLC, dated October 23, 2016. The subject properties are shown on Assessors Map 278 as Parcels 046-002 & 046-003. *Continued from January 9, 2017, January 23, 2017, February 13, 2017, and February 27, 2017.*

New Business

Holiday Lane – Sub No. 72 – Request for Certificate of Completion Form M

Holiday Lane – Sub No. 72 – Request for Release of Covenant Form G – Joseph Guarino, 31 Holiday Lane
Staff Report, Request and Associated Documents enclosed

Zoning Amendments:

TC Item No. 2017-100 - AMENDING THE CODE OF THE TOWN OF BARNSTABLE, PART I GENERAL ORDINANCES, CHAPTER 240 ZONING BY ADDING A GATEWAY MEDICAL 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 on Monday, March 27, 2017, at 7:00 p.m. in the Hearing Room of the Barnstable Town Hall, 367 Main Street, Hyannis, MA. The purpose of this public hearing is to take comment on a proposal to amend the Town of Barnstable zoning ordinance

and zoning map by adding the "Gateway Medical District", with the potential to take final action on or after this date. The proposal would amend Section 240-6, the Zoning Map to rezone a portion of the current Medical Services Overlay District in Hyannis to the "Gateway Medical District"; amend Section 240-5 to establish the Gateway Medical District; and add a new Section 240-24.1.9.1 to establish principal permitted uses, accessory uses. *Copy of amendment summary and plans enclosed.*

TC Item No. 2017-102 - Amendment of the Zoning Ordinance and Map of the Town of Barnstable to Amend and Expand the Marine Business A-1 District to include Parcels 093024, 093025 and 093028

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 on Monday, March 27, 2017, at 7:00 p.m. in the Hearing Room of the Barnstable Town Hall, 367 Main Street, Hyannis, MA. The purpose of this hearing is to take comment on the proposed zoning ordinance and map amendment to amend and expand the Marine Business A-1 District in Osterville. The amendment proposes to allow craft boat building in the MB A-1 District as an principal permitted use and to require a 50 foot landscape buffer between residential lot lines and new marine uses. Three parcels will be added to the MB-A1 District with this amendment; those properties are addressed 186, 190 and 214 Bridge Street, Osterville. *Copy of amendment summary and plans enclosed.*

Matters Not Reasonably Anticipated by the Chair:

Approval of Minutes May 23, 2016, June 23, 2016, March 13, 2017, and February 27, 2017, minutes

Correspondence *(Any Member wishing a copy please contact the office)*

Notice of Chapter 91 Application – 107 Huckins Neck Rd., Centerville – Dehner
– to license and maintain an existing dock and landing

Notice of Chapter 91 Application – 299 Eel River Rd., Osterville – Hard-A-Lee, LLC – maintain a pier, ramp, float and four tie off piles

Future Meetings: Regularly Scheduled Meetings: April 10 and April 24, 2017, @ 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.