



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

Stephen Robichaud, Chair Robert Twiss, Vice Chair Tim O'Neill, Clerk Steven Costello Mary Barry Michael Mecenas Raymond Sexton
Town Council Liaison – Mathew Levesque

Planning & Development Dept. Staff

Elizabeth Jenkins, AICP, Director - elizabeth.jenkins@town.barnstable.ma.us
Kate Maldonado, Assistant Director - kaitlyn.maldonado@town.barnstable.ma.us
James Kupfer, AICP, Senior Planner – james.kupfer@town.barnstable.ma.us
Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AGENDA

October 24, 2022

Meeting notice previously filed with Town Clerk

The Planning Board's Public Hearing will be held at 7:00 p.m. by remote participation methods. Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Planning Board meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Planning Board by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: <https://townofbarnstable-us.zoom.us/j/84501260025>

Phone: 888 475 4499 US Toll-free

Meeting ID: 845 0126 0025

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing.

Application materials may be accessed by contacting Karen.herrand@town.barnstable.ma.us or calling 508-862-4064.

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.

Public Comment:

Regulatory Agreements:

Shoestring Properties, LLC seeks to enter into a Regulatory Agreement with the Town of Barnstable to construct thirty-four (34) condominium units in two (2) buildings with associated improvements at 110 School Street and 115 School Street, Hyannis. The redevelopment consists of twenty-two (22) 3-bedroom units and twelve (12) 2-bedroom units. A total of 70 parking spaces will be provided. (Majority of members present and voting) *continued from August 8, 2022, in order to form a sub committee and continued from September 26, 2022 and October 3, 2022* (Click [HERE](#) for materials)

Zoning Amendments:

Proposed Zoning Amendment – TC Item No. 2023-023 - The proposal is to amend Chapter 240 Zoning, Article III, § 240-39 Shopping Center Redevelopment Overlay District by repealing and replacing the

existing zoning ordinance to allow for mixed-use development including multi-family dwellings, hotel and office uses with specified parking and dimensional requirements within the overlay district. In addition, the proposed amendment incorporates affordable housing requirements for multifamily dwelling development, updates parking requirements for retail and regional shopping centers, updates landscape requirements, and updates Special Permit provisions and procedures among other proposed amendments – *continued from September 26, 2022 and October 3, 2022* (Majority of members present and voting for recommendation to Town Council) (Click [HERE](#) for materials)

Staff Updates

Local Comprehensive Plan

Correspondence

Chapter 91 Notice – 49 Main St., Centerville – Pier extension/Glen Lane Trust

Chapter 91 Notice – 707 South Main St., Barnstable – Pier/float/Gavin Trust

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

September 26, 2022, draft minutes (Click [HERE](#) for draft minutes)

October 3, 2022, draft minutes (Click [HERE](#) for draft minutes)

Future Meetings: November 14th and November 28th, 2022, @ 7:00 p.m.

Adjournment

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 by contacting Karen.Herrand@town.barnstable.ma.us or calling 508-862-4064.