



The Town of Barnstable

Growth Management Department



Jo Anne Miller Buntich
Interim Director

**Minutes of Planning Board – Approved
Tuesday, August 25, 2009
Selectman’s Conference Room
376 Main Street
Hyannis, MA**

Committee Members Present:

Ray Lang
Dave Munsell
Paul Curley
Felicia Penn
Patrick Princi

Also present: Ruth Weil, Town Attorney
Jo Anne Miller Buntich, Interim Director, Growth Management Department
Fred Chirigotis – Town Council President
Carol J. Puckett - Administrative Assistant

Meeting called to order at 4:42 pm by Subcommittee Chair Ray Lang. He would like to have the members of the board introduce themselves.

Craigville Beach DCPC substitute text review

Ray Lang believes that the members should review and understand the changes of the substitute text before agreeing that this is the final copy to be presented to the Town Council. He indicates that they have to review this prior to the September 3rd continued meeting with the Town Council. Ray Lang indicates that he doesn’t believe that they will have a chance to break into discussion or have time to hear from the public tonight.

Dave Munsell asks what the official role is as a planning board. Ray Lang indicates that they have to recommend the approval of the DCPC to the Town Council as zoning regulations.

Jo Anne Buntich goes through the changes from the original text.

Felicia Penn asks about building height and about widow’s walks and if that is considered part of the building height. JoAnne Buntich indicates that after talking with the Building Commissioner, widow’s walks are included in the height of the roof. Ruth Weil believes that it is included in the height of the building. Jo Anne Buntich indicates that there is another provision regarding roof decks. Dave Munsell asks about roof pitch. Ms. Buntich indicates that it is addressed in the dimensional regulations which are under notes.

Fred Chirigotis arrives at 5:02 PM. Ray Lang explains to Mr. Chirigotis where they are currently in reviewing the document. Fred Chirigotis indicates that knowing that this committee hasn’t reviewed and voted on it as of yet, he would like the public and everyone on the council to have a copy and have it attached as an addendum so that people will not be confused that there are different texts.

Ray Lang asks about the current setbacks in the district. Dave Munsell asks about the discussion on the 2 foot setback and if the height dimension restrictions would prohibit any Garrison or Colonial style houses from being built.

Felicia Penn comments that it encourages lot acquisition or massing so that if someone wanted to build a 4500 square foot home, someone would have to acquire the adjoining lot or lots and could do so. Felicia asks if there are other mechanisms in place that would make it difficult for someone to do that. JoAnne Buntich indicates that there is not. They discuss assembling lots.

Patrick Princi leaves at 5:38 PM.

The board then discusses the recent hardship exemption for property located at 283 Long Beach Road. Fred Chirigotis explains that it was approved for a 1927 square foot addition to an existing 5150 square foot house. They then discuss flat roof regulations.

JoAnne Buntich asks if the members are ready for the meeting on September 3rd. Fred Chirigotis indicates that if people are not ready they should be studying. Ray Lang asks if they are going to continue the hearing for people that want to speak. Fred Chirigotis indicates that they will as some people might want to reiterate from the previous hearing. Ray Lang asks what the timeline is at present that they should be facing in their decision. Ruth Weil indicates September 3rd.

Ruth Weil said that the Cape Cod Commission has a draft of their own which went before the Regulation Committee a couple of weeks ago and is poised to act if this council is unable to act and indicates that their version is more restrictive.

Jim Kinsella from the Barnstable Enterprise newspaper asks if the version that the subcommittee has differs from what is before the Town Council and if so, in what ways.

Jo Anne Buntich indicates that in the agenda that there is a version given to the Town Council originally and the substitute text. Ruth Weil explains that the redlined text is the comparison of what was originally on the agenda on July 16th and the substitute text now before the council on September 3rd. Fred Chirigotis explains that it was primarily incorporating three of the proposed amendments that were made on that date which are now incorporated in the substitute text.

Jim Kinsella indicates that at the last subcommittee meeting the subcommittee liked what they saw but then things became different two days later at the Town Council meeting. Ray Lang indicates that it is not unusual and explains.

Future proposed Tuesday meeting dates are September 29th, October 13th, and November 17th.

Arlene Wilson asks about the bulk table under requirements which says that if you have a building that predates zoning, when there were no regulations, no regulations apply for setbacks and doesn't believe that is what they meant to say and would like it clarified.

Motion to adjourn at 5:58 PM
Seconded
All in favor.