



**Town of Barnstable  
Planning Board  
Minutes  
May 23, 2011**

Raymond Lang – Chairman	Present
Paul Curley – Clerk	Present
David Munsell	Present
Felicia Penn	Present

***Also present were JoAnne Miller Buntich, Director, Growth Management; Art Traczyk, Regulatory Review Planner; and Ellen Swiniarski, Regulatory Review Coordinator. A quorum being met, Chairman Lang opened the meeting at 7:00 PM.***

**Approval Not Required Plans** - None received.

**Security and Lot Release Requests** – None received

**Subdivision** - Preliminary Subdivision Application #820 – “Wayside Lane Extension”

Letter was received and read into record from Dan Ojala, the registered surveyor of record, for request for continuance to June 13, 2011.

**Motion was duly made by David Munsell and seconded by Paul Curley, to continue the matter to June 13, 2011 at 7:00 p.m. So voted unanimously.**

**Continued Special Permit App No. 2011-01 – Lyndon Paul Lorusso Charitable Foundation, the Village at Barnstable Continuing Care Retirement Community**

Letter was received and read into record from Atty Ron Jansson, attorney for the applicant, requesting continuance to June 13, 2011.

**Motion was duly made by Paul Curley and seconded by David Munsell, to continue the matter to June 13, 2011 at 7:30 p.m. So voted unanimously.**

**Discussion regarding West Barnstable Business District Amendment.**

Jo Anne Buntich explained the amendment is to rezone the existing VBB and provided the opportunity for the Planning Board to ask questions and discuss prior to the July 11<sup>th</sup> meeting when the matter is on the formal agenda.

**Informal Discussion – Regulatory Agreement 2010-01 Kurker – 90 High School Road Extension and 67 Winter Street, Hyannis**

Atty Mike Ford, representing the applicant, Ford of Hyannis, Inc. (aka Balise Ford) introduced Rick Fenuccio and Matt Eddy, architect and site engineer respectively, for the project; as well as Bill Daley of Balise Ford.

Atty Ford stated that the existing recorded regulatory agreement provides that once a phase II tenant was determined plans had once again to be approved by the Planning Board and by the Site Plan Review Committee prior to the issuance of the building or occupancy permit. No formal application is required. The site plan being brought forward is for the continuing use of a class one auto dealership. Ford of Hyannis, currently at Route 28 and Bearse’s Way, will be moving to this location.

There were questions and discussion regarding façade improvements, landscape plans, entrance and egress, automobile off loading, among others. It was noted that the Town will be conducting roadwork improvements adjacent to the dealership on Stevens Street and High School Road at the same time the applicant is required to implement the landscaping. In an effort to coordinate the landscaping with relation to the roadwork, Jo Anne Buntich suggested that GMD staff work with the applicant, in conjunction with DPW, to develop a timeline for the landscaping and plantings that will be acceptable to both the applicant and the Town and work within the confines of the regulatory agreement. Felicia stated that she would like to see it be complete by October 15, 2011 as noted in the regulatory agreement. The tenant is willing to complete the landscaping as soon as possible. Attorney Ford stated that the applicant is willing to perform the landscaping in accordance with the timeline as directed by the Growth Management Department and staff. This was agreed upon by the Board.

**Motion was duly made and seconded, and unanimously voted to adjourn.**

Transcribed and submitted,

Marjorie Watson  
Administrative Assistant  
Growth Management Department

Next Meeting: June 13, 2011, 7 pm, Town Hall Hearing Room

*Further detail may be obtained by viewing the video via Channel 18 on demand at  
<http://www.town.barnstable.ma.us>*

APPROVED