



BARNSTABLE  
TOWN CLERK

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**Town of Barnstable  
Planning Board  
Minutes  
April 23, 2012**

Matthew Teague – Chairman	Not Present
Paul Curley – Vice Chairman	Present
Patrick Princi - Clerk	Present
Felicia Penn	Present
Raymond Lang	Present
David Munsell	Present

Also present were Art Traczyk, Regulatory/Design Review Planner.

Paul Curley sitting in for Chair Matt Teague. He called the meeting to order at 7:00 PM.

**Approval Not Required Plans:**

**Town of Barnstable** - A plan titled "Plan of Land in Barnstable (Osterville) MA Prepared For The Town Manager of The Town of Barnstable" prepared by The Town of Barnstable D.P.W. – Survey Division, dated April 12, 2012 has been submitted for endorsement as an Approval Not Required Plan. The plan proposes to divide a 5.15-acre lot commonly known as the Osterville Bay School lot and addressed 93 West Bay Road, Osterville MA into two lots.

Paul Curley asked if there was someone from the town who could explain the details of this ANR?

Art Traczyk addressed explaining the details of the lots and that there is adequate frontage and recommended endorsement of the plan.

Ray Lang asked if this were for purposes of sale?

Art Traczyk responded that he didn't know if it was going to be for sale or a leased parcel. Apparently there will be some community preservation funds for the ball fields and that he is not sure if there is any determined use for the former school bldg. at this time.

Ray Lang asked if they were able to be subdivided beyond this division of the lot?

Art Traczyk stated that the ball fields could be further divided, the school lot may need some variances from zoning, depending on the use.

Ray Lang asked if DPW would be in charge of this?

Attorney David Houghton from the Barnstable Town Attorney's Office present. He Explains there are two purposes for this plan, in the event of any disposition of Lot 1 and in the event that Lot 2 is or becomes eligible for improvements pursuant to the community preservation act. Both lots have more than sufficient frontage in order to endorse. He does not know of any plans or intentions to further divide either of the lots in this plan.

Felicia Penn made a motion to endorse the plan, Patrick Princi seconded, so voted unanimously.

**7:00 pm      Public Hearing**

**Special Permit Application No. 2012-03  
John T. Peck Wind Energy Conversion Facilities**

To all persons deemed interested in the Planning Board acting under the General Laws of the Commonwealth of Massachusetts, Chapter 40A, Section 9, and all amendments thereto and the Town of Barnstable Zoning Ordinances you are hereby notified of a Public Hearing to be held to consider a Special Permit Petition No. 2012-03. The petitioner is John T. Peck seeking a special permit pursuant to Section 240-44.1 Land Based Wind Energy Conversion Facilities. The petition seeks to reuse the existing 100-foot mono-pole and reinstall a new wind turbine upon it to generate electrical power for use on the property. The subject property is addressed 3800 Falmouth Road (Route 28), Cotuit, MA and commonly known as "Peck's Boats". The property is shown on Assessor's Map 058 as parcel 001 and is zoned SD-1 Service and Distribution Zoning District.

Paul Curley entertained a motion to open the public hearing, moved by Felicia Penn, so voted unanimously.

Conrad Geysler from Cotuit Solar in attendance. He stated that his team is not ready as of yet and would like to continue this public hearing to May 14 2012.

Paul Curley entertained a motion to continue this public hearing, seconded by Felicia Penn, so voted unanimously.

**Approval of Minutes:**      Approval of April 9, 2012, Board Meeting Minutes.

David Munsell would like to approve/accept the minutes of April 9, 2012. Patrick Princi was not in attendance. Minutes to be amended to read with this correction, seconded by Felicia Penn to approve the minutes with the amended change, so voted.

**Executive Minutes:**      Possible Report of the Chair on review of past Executive Session Minutes

Paul Curley stated the Chair is not in attendance and there are none ready at this time.

**Future Meetings:**      Regularly Scheduled Planning Board Meetings:  
May 14, 2012 and June 11, 2012 @ 7:00 p.m.

Motion to adjourn made by Felicia Penn, seconded by Patrick Princi, so voted unanimously.



The meeting adjourned at 7:12 p.m.

Respectfully Submitted *Karen A. Herrand*  
by Karen A. Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on *July 23, 2012*

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

APPROVED