



BARNSTABLE  
TOWN CLERK

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**Town of Barnstable  
Planning Board  
Minutes  
September 24, 2012**

Matthew Teague – Chairman	Present
Paul Curley – Vice Chairman	Present
Patrick Princi - Clerk	Present
Felicia Penn	Present
Raymond Lang	Present
David Munsell	Present
Stephen Helman	Present

**Approval Not Required Plans:**

**Approval Not Required Plan - JNJ Realty Trust** – A plan entitled “Plan of Land at 58 Wianno Avenue in Barnstable (Osterville) Mass “dated September 14, 2012 as prepared for JNJ Realty Trust, has been submitted for endorsement as an Approval Not Required Plans. The plan proposes to divide a 0.44-acre lot addressed 58 Wianno Avenue, Osterville MA into two lots. Lot 1 is shown as a 9,681 sq.ft. lot fronting on Wianno Avenue and West Bay Road. Lot 2 is shown as a 9,550 sq.ft. lot fronting on Wianno Avenue. The subject property is in the Business A Zoning District.

No one in attendance for this matter.

Ray Lang asks how can a lot line be put across/through a house for an ANR?

Matt Teague answers, because there is no required setback in the Business A District. This is a zero setback district.

David Munsell interjects that they will be removing that portion of the house where the line is going through, per the information submitted in the Staff Report.

Paul Curley moves to endorse this ANR plan, seconded by Felicia Penn, so voted unanimously.

**Security - Subdivision #305, Rue Michelle** – Request to extend Development Agreement and Subdivision Bond Surety for completion of Subdivision #305 Rue Michelle. Amount of surety being maintained remains at \$34,687.50.

Marcia Elliott in attendance.

Matt Teague confirms that this request is for an extension of the Development Agreement for another year, until November 14, 2013?

Felicia Penn asks if the dollar amount of the bond is acceptable to the town?

Matt Teague answers that he believes Steve Seymour previously confirmed the bond amount was ok. Also the paving fees have not gone up.

Marcia Elliott states that she appreciates the consideration from the Board.

Matt Teague entertains a motion to extend the Development Agreement Modification until November 14, 2013, and in addition, to extend the original 2007 bond until November 14, 2013, as well, moved by Paul Curley, seconded by Felicia Penn, so voted unanimously.

Felicia Penn reminds the board that she will not be present at the October 22, 2012, meeting.

**Correspondence:** Notices from Cape Cod Commission of a Minor Modification to the Development of Regional Impact for:

- Hardship Exemption Decision for the Rose Motel Redevelopment/Lakeside Commons Project dated September 14, 2012, and
- Decision for the Barnstable Municipal Airport Improvements extending the timeframe for completion to January 1, 2013.

Cape Cod Commission Notice of Public Hearing on DRI Hardship Exemption for a proposed 26,500 sq.ft. expansion of the Cape Cod Hospital's emergency center and reconfiguring of parking – hearing is September 25, 2012 at 2:00 p.m. at 3225 Main Street (Route 6A), Barnstable, MA.

**Registry Signature Notification:** Signature Notification letters to the Registry & Land Court will be circulated at this meeting for signature of each of the Board Members.

These two letters were signed by each Planning Board member.

**Future Meetings:** Regularly Scheduled Board Meetings: October 22, 2012 and November 26, 2012 @ 7:00 p.m.

**The meeting adjourned at 7:09 p.m.**

Respectfully Submitted



by Karen A. Herrand, Principal Assistant, Planning Board

Approved by vote of the Board on

October 22, 2012

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