



Town of Barnstable Planning Board

Application for a Special Permit Multi-Family Affordable Housing Development

Procedure:

Application forms are available from the Planning Board Office, Planning & Development Department, 367 Main Street, Hyannis, MA.

Three (3) completed application forms along with all required information and materials must be submitted with your application. Failure to supply required information is sufficient reason for a denial of your request.

Completed applications must be submitted to the Town Clerk's Office, to be time and date stamped. One (1) shall remain with the Clerk's Office, and the other two (2) copies shall immediately be filed with the Office of the Planning Board, along with all required materials and a check payable to the Town of Barnstable for the applicable filing fee. It is strongly recommended that all applications be reviewed by Planning & Development Dept. staff prior to clocking at the Town Clerk's Office to ensure a complete application. The fee schedule for Multi-Family Affordable Housing Development Special Permits is as follows:

For Single and Two Family Dwellings only	\$200.00
Commercial and/or Business for each additional 10,000 sq. ft. above	\$750.00 for the first 10,000 sq.ft, plus \$100.00
Multi-Family	\$750.00 plus \$50.00 per unit
All Other Special Permits	\$750.00

Note that fees are accumulative.

In addition to the fee paid to the Town of Barnstable as required above, you will receive an invoice from the Barnstable Patriot for the legal notice. This amount will have to be paid before the hearing date, check made payable to the Town of Barnstable.

The applicant will also be requested to provide postage to cover the mailing of the public notices to the abutters and for the notices to abutters of the Board's decision. Planning & Development staff will assist applicants with the number of stamps required for this notification process.

The Planning Board will hold a Public Hearing on your application within 65 days and shall render a decision within 90 days of the hearing. Abutters will be notified by mail of the date of the Public Hearing. All additional support materials must be submitted at least 8 days prior the public hearing of which, 12 copies shall be required.

The Decision and Notice is processed within 14 days after the Board renders its decision and is filed with the Town Clerk. There is an appeal period of 20 days from the date the decision is filed with the Town Clerk. After the appeal period has elapsed, and if no appeal has been filed, the Town Clerk shall certify the decision and a copy will be mailed to the applicant's representative. That certified decision must be recorded at the Barnstable County Registry of Deeds, to take effect. A copy of that recorded document shall be submitted to the Board's files and is required for a building permit application. The rights granted under a Special Permit shall lapse unless they are exercised within two (2) years of the date of the certified decision. If an appeal is taken, the outcome of your request will be determined by the courts.

Please review all applicable zoning rules and regulations prior to applying. Be prepared to present evidence that shows your use is in harmony with the intent and purposes of the Zoning Ordinance and that it complies with all Special Permit provisions set forth in the ordinance.



**Town of Barnstable
Planning Board**

**Application for a Special Permit
Multi-Family Affordable Housing Development**

For office use only: Special Permit # _____
Date Received Town Clerk: _____ Days Extended: _____
Hearing Date: _____ Decision Due: _____

The undersigned hereby applies to the Planning Board of the Town of Barnstable for a Special Permit, in the manner and for the reasons set forth below:

Applicant Name¹: _____, Phone: _____

Applicant Address: _____

Property Location: _____

Property Owner: _____, Phone: _____

Address of Owner: _____

Deed Recording: Book _____, Page _____ Plan Recording: Plan Book _____, Page _____
If applicant differs from owner, state nature of interest.²

Assessor's Map/Parcel Number: _____ Zoning District: _____

Number of Years Owned: _____ Groundwater Overlay District: _____

Special Permit Requested³: _____

Description of Activity/Reason for Request: _____

¹ The Applicant Name will be the entity to which the special permit will be issued to.
² If the applicant differs from owner, the applicant will be required to submit one original notarized letter authorizing the application, a copy of an executed purchase & sales agreement or lease, or other documents to prove standing and interest in the property.
³ Cite Section(s) & Title(s) from the Zoning Ordinance

Description of Construction Activity (if applicable): _____

_____ Attach additional sheet if necessary

Existing Level of Development - Number of Buildings: _____ Existing Gross Floor Area: _____ sq.ft.

Present Use(s): _____

Proposed Level of Development - Number of Buildings: _____ Proposed Gross Floor Area: _____ sq.ft.

Proposed Use(s): _____

Proposed Number of Dwelling Units: _____ Proposed Number of Affordable Units: _____

Proposed Density (units/acre of upland): _____

Site Plan Review Number: _____ Date Approved: _____

Is this proposal subject to the jurisdiction of the Conservation Commission Yes [] No []

Is this proposal subject to approval by the Board of Health Yes [] No []

Is this proposal subject to an application to the Zoning Board of Appeals Yes [] No []

The following information must be submitted with the application at the time of filing, failure to do so may result in a denial of your request.

- Three (3) copies of the completed application form, each with original signatures.
- Three (3) copies of a 'wet sealed' certified property survey (plot plan) and one (1) reduced copy (8 1/2" x 11" or 11" x 17") showing the dimensions of the land, all wetlands, water bodies, surrounding roadways and the location of the existing improvements on the land.
- Three (3) copies of a proposed site improvement plan, as found approvable by the Site Plan Review Committee, and building elevations and layout as may be required plus one (1) reduced copy (8 1/2" x 11" or 11" x 17") of each drawing. These plans must show the exact location of all proposed improvements and alterations on the land and to the structures.

The applicant may submit additional supporting documents to assist the Board in making its determination. All supporting documents must be submitted eight days prior to the public hearing for distribution to the Board.

Additional documentation subject to review and approval by the Planning Board include an affordable housing deed rider and monitoring agreement in compliance with 760 CMR 45.00, Local Initiative Program, and guidelines promulgated thereunder assuring the affordable units remain affordable in perpetuity, and assuring the resale of affordable units at the restricted price, providing a right of first refusal in favor of the Town.

Signature: _____ Date: _____
Applicant's or Representative's Signature

Print Name _____

Representative's⁴ Address: _____ Phone: _____

_____ Fax No.: _____

⁴ Note: All correspondence on this application will be processed through the Representative named at that address and phone number provided. Except for Attorneys, if the Representative differs from the Applicant/Owner, a letter authorizing the Representative to act on behalf of the Applicant/Owner shall be required.



**Town of Barnstable
Planning Board**

Multi-Family Affordable Housing Development

**Agreement to Extend Time Limits
for Holding of a Public Hearing and Filing of a Decision on a
Special Permit**

In the Matter of _____, the Applicant(s), seeking a special permit as requested in an application submitted to the Town Clerk's Office of the Town of Barnstable on _____, the applicant(s) and the Planning Board, pursuant to Mass. General Laws, Chapter 40A, Section 9, agree to extend the required time limits for holding of a public hearing and for filing a decision on this application for a Special Permit for a period of _____ days beyond that date the hearing was required to be held and the decision was to be filed.

In executing this Agreement, the Applicant(s) hereto specifically waive any claim for a constructive grant of relief based upon time limits applicable prior to the execution of this Agreement.

Applicant(s):

Planning Board:

Signature: _____
Applicant(s) or Applicant's Representative

Signature: _____
Chair or Acting Chair

Print: _____

Date: _____

Date: _____

Address of Applicant(s) or Applicant's Representative

Planning Board

Planning & Development Department
367 Main Street, Hyannis, MA 02601
Phone 508-862-4064

cc: Town Clerk
Applicant(s)
File