



Town of Barnstable

Planning Board



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Board Members

Steven Costello, Chair Jeffrey Swartz, Vice Chair Patrick Foran, Clerk Mary Barry Stephen Robichaud Aimee Guthinger Robert Twiss
Town Council Liaison – Mathew Levesque

Planning & Development Dept. Staff

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Kate Maldonado, Senior Planner - kaitlyn.Maldonado@town.barnstable.ma.us
Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AGENDA

December 14, 2020

Meeting notice previously filed with Town Clerk

The Planning Board's Public Hearing will be held at 7:00 p.m. by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Planning Board meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Planning Board by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: <https://zoom.us/j/99352655821>

Phone: 888 475 4499 US Toll-free Meeting ID: 993 5265 5821

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing.

Application materials may be accessed by contacting Karen.herrand@town.barnstable.ma.us or calling 508-862-4064.

Call to Order: Introduction of Board Members and Staff Members

Notice of Recording: This meeting is being recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

Approval Not Required Plans

An Approval Not Required Plan has been submitted by Christopher Pacelli, plan entitled "Plan of Land in Barnstable MA prepared for Christopher Pacelli, dated December 2, 2020" for 228 Old Mill Rd., Osterville, Map 142 Parcel 131 and 191 Robbins Street, Osterville, Map 142 Parcel 129 - the request is to combine the two lots.

Regulatory Agreements

Regulatory Agreement No. 2020-01 – 77 PLEASANT STREET REALTY TRUST
77 Pleasant Street Realty Trust, Wayne Kurker, Trustee seeks to enter into a Regulatory Agreement with the Town of Barnstable to use the property as a private open air parking lot. The proposal is for an 81 space gravel parking lot. The site is developed with a historic residential two-family dwelling. The dwelling is proposed to be preserved and moved within 21 feet of Pleasant Street and to continue as a two-family

residential use. The subject property is 77 Pleasant Street, Hyannis, Massachusetts, shown on Assessor's Map 327 as Parcel 118. It is zoned HD Harbor District.

The Regulatory Agreement seeks waivers from the Zoning Ordinance, specifically:
Section 240-24.1.7(A)(1) Principal Permitted uses in the Harbor District – Neither a private open air parking lot nor a two-family dwelling are a permitted use in the District. The applicant also seeks the need for relief under 240-24.1.7(C) Dimensional, bulk, and other requirements to the extent required. *Continued from November 23, 2020.*

Special Permits

SPECIAL PERMIT NO. 2020-03 – Standard Holdings, LLC, seeks a Special Permit pursuant to Section 240-16.1 C(1) – Multi-family affordable housing development to allow for proposed construction of approximately 70,000 square feet multi-family housing, 53 dwelling units of which 14 will be affordable units. The property is 850 Falmouth Road and 3 Whitehall Way, Hyannis, MA and is shown on Assessor's Map 250 as Parcels 036 and 160. The subject property (850 Falmouth Rd.) is located in the MAH – Multi Family Affordable Housing District and the GP – Ground Water Protection Overlay District. Continued from September 28, and October 26, 2020, November 9, 2020. *This Application has been requested to be continued to January 11, 2021. New public notice of the hearing will be provided.*

Zoning Amendments

ZA TC Item No. 2021-010 MAH District– 3 Whitehall Way. *This item will be renoticed and will receive a new introduction at Town Council.*

Updates from Staff on Proposed Zoning Amendments

Downtown Hyannis Zoning Amendments – projected schedule
Discussion of Amendment to Home Occupation Ordinance

Matters Not Reasonably Anticipated by the Chair

Future Meetings: January 11 and January 25, 2021, @ 7:00 p.m.

Adjournment

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Board may go into executive session. The Board may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing contacting Kaitlyn.Maldonado@town.barnstable.ma.us or calling 508-862-4971.