



Town of Barnstable

Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

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

Planning & Development Dept. Staff

Elizabeth Jenkins, AICP, Director - elizabeth.jenkins@town.barnstable.ma.us
Paul Wackrow, Senior Planner – paul.wackrow@town.barnstable.ma.us
Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AGENDA

May 11, 2020

Meeting notice previously filed with Town Clerk

In accordance with the Governor's Order Assuring Continued Operation of Essential Services in the Commonwealth, Closing Certain Workplaces, and Prohibiting Gathering of More Than 10 People issued on March 24, 2020 and extended on March 31, and April 28, the May 11, 2020, public meeting of the Planning Board shall be physically closed to the public to avoid group congregation.

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/94668690839>

Phone: 888 475 4499 Meeting ID: 946 6869 0839

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 to Paul.Wackrow@town.barnstable.ma.us, so that they may be displayed for remote public access viewing.

Application materials may be accessed by contacting paul.wackrow@town.barnstable.ma.us or calling 508-862-4703.

Application materials are available at www.townofbarnstable.us/PlanningBoard

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:

J. Bruce Macgregor, Trustee of Cape Commerce Nominee Trust have submitted an Approval Not Required plan for 60 High Noon Drive, Centerville, Ma, - Map 193 Parcels 215 and 216 - said plan dated February 12, 2018, and entitled "Plan of Land of #60 High Noon Drive, Centerville, MA, prepared for Cape Commerce Nominee Trust" stamped by Daniel A. Ojala, PLS of Downcape Engineering, Inc.

Eric Hesse and William Chapman have submitted an Approval Not Required plan for 39 and 53 Meadow Lane, West Barnstable MA, - Map 133 Parcels 005003 and 006 - said plan dated August 29, 2019, and entitled "Plan of Land of #39 & 53 Meadow Lane, West Barnstable, MA, prepared for Hesse/Chapman" stamped by Daniel A. Ojala, PLS of Downcape Engineering, Inc.

Special Permits

Aaron Bornstein, Manager of Main Street Times LLC, seeks a Special Permit pursuant to Section 240-24.1.3.(B)(2)(b) - Mixed use development with a building footprint greater than 20,000 square feet or a total building square footage greater than 60,000 square feet, and Section 240-24.1.3.(D)(4)(a) - Off-site parking on a private parking lot with sufficient parking spaces within 300 feet of the proposed use in the Hyannis Village Business District to allow the redevelopment of existing structures at 319 & 331 Main Street to a mixed use-development with office space and 22 apartments. The subject property is addressed 319 & 331 Main Street, Hyannis, MA and is shown on Assessor's Map 327 as Parcels 102 and 106. Plans submitted with the application indicate that off-site parking is proposed for 30 Ocean Street, shown on Assessor's Map 327 as Parcel 101. Subject properties are in the HVB – Hyannis Village Business District.

Revision of Development of Regional Impact Thresholds in the Industrial and Services Trade Area

The Town of Barnstable is seeking to revise Development of Regional Impact Thresholds within the Industrial Service and Trade Area, pursuant to Chapter H of the Cape Cod Commission Regulations of General Application. The Cape Cod Commission previously approved revised project thresholds in the mapped Economic Centers and Industrial Service & Trade Areas outside of the Growth Incentive Zone pursuant to Chapter H on April 4, 2019. The Town of Barnstable is seeking to revise the 2019 Chapter H Decision to amend the threshold revision applicable in the Industrial Service and Trade Areas, as mapped in that decision. The request is to allow the revised DRI threshold of 40,000 sq.ft to apply to a third category of land use, wholesale use. The Planning Board will hold a public hearing on the proposed revision of Development of Regional Impact Thresholds on Monday, March 23, 2020 at 7:00 p.m. at Town Hall, James H. Crocker, Jr. Hearing Room, 367 Main Street, Hyannis, MA and may vote to authorize the Town Manager to submit this application subject to Town Council approval. *Continued from March 23, 2020, and April 13, 2020, and April 27, 2020.*

Approval of Minutes:

April 27, 2020, draft minutes

Upcoming Events/Workshops

Matters Not Reasonably Anticipated by the Chair:

Future Meetings: June 8, and June 22, 2020, @ 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 paul.wackrow@town.barnstable.ma.us or calling 508-862-4703.