



# Town of Barnstable Planning Board



[www.town.barnstable.ma.us/PlanningBoard](http://www.town.barnstable.ma.us/PlanningBoard)

Board Members  
 Mary Barry - Chair    Stephen Helman - Vice Chair    Steven Costello - Clerk    Fred LaSelva    Jeffrey Swartz    Patrick Foran  
 John Norman - Town Council Liaison  
Planning & Development Dept. Staff Support  
 Elizabeth Jenkins, AICP, Director  
 Paul Wackrow, Principal Planner  
 Karen Herrand - Principal Assistant - [karen.herrand@town.barnstable.ma.us](mailto:karen.herrand@town.barnstable.ma.us)

BARNSTABLE TOWN CLERK  
 2021 MAY 25 PM 2:57

## Town of Barnstable PLANNING BOARD Minutes November 26, 2018

Mary Barry -- Chairman	Present
Stephen Helman -- Vice Chairman	Present
Steven Costello - Clerk	Present
Fred LaSelva	Present
Jeffrey Swartz	Present
Patrick Foran	Absent

Also in attendance were Elizabeth Jenkins, Director, Paul Wackrow, Principal Planner and Karen Herrand, Principal Assistant, Planning & Development Dept.

**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.

**Subdivisions:**

**Audubon Acres -- Modification of Subdivision No. 809 -- William and Mary Beth Eddy and the Audubon Acres Realty Trust** - Finalization documents and signing of plans by Planning Board Members, including Form F Covenant for Lots 4 and 5; Form G Covenant Release for Lots 2A, 2B and Daffodil Lane related to original 2005 Definitive Plan; Amended and Restated Development Agreement; and endorsement of the Definitive Plan.

Attorney Eliza Cox in attendance. She gives history of the Decision and that the final documents and the plan need endorsement by the Planning Board.

**Motion made by Stephen Helman that the Board approve the covenant release and the 2005 definitive plan, seconded by Steven Costello, so voted unanimously.**

**Motion made by Stephen Helman to endorse the plan and the development agreement, seconded by Steven Costello, so voted unanimously.**

Attorney Creedon asks for clarification re regulatory agreements and modification/extension procedures.

Elizabeth Jenkins confirms and would need to be approved through the Town Manager's office.

Attorney Creedon refers to the draft regulatory agreement, see Exhibit B.

**Chair Mary Barry asks for any Public Comment.**

Steve Edwards, CPA in attendance. He thinks the project is excessive, particularly in the proposed height. Confirms that these will be rentals. Easement with Armstrong Condominium Trust in the parking lot. Concerns with the storm water and the flooding when it rains. Who will manage this.

Tim Williams replies yes, rental housing.

Attorney Creedon states that the plan breaks up the massing, appropriate for this part of town. Conservation has had input/information/notice of this project.

**Chair Mary Barry entertains a motion to close the Public Hearing, moved by Stephen Helman, seconded by Steven Costello, Jeff Swartz in favor. Fred LaSelva is opposed to closing this Public Hearing. The Public Hearing is closed.**

**Chair Mary Barry entertains a motion to continue, moved by Stephen Helman to continue to December 10, 2018, next meeting, seconded by Jeff Swartz, so voted unanimously.**

**Approval of Minutes: August 16, 2018, Joint Public Hearing/Town Council draft minutes for approval**

**Chair Mary Barry entertains a motion, moved by Stephen Helman, seconded by Jeff Swartz, so voted unanimously to approve the minutes with one correction of a typo in Stephen Helman's name.**

**Correspondence:**

Chapter 91 Notification – 0 & 28 Windrush Lane, Osterville – von Schroeter – dredging and modify pier

Chapter 91 Notification – 235 Cedar Tree Neck Rd., Marston Mills – Town of Barnstable DPW - float reconfiguration, rock revetment, concrete ramp & shellfish nursery system

Chapter 91 Notice – 225 Ocean Ave, Cotuit – license/maintain existing tie off piles

**Matters Not Reasonably Anticipated by the Chair:**

Dropbox discussion. The members like this way of communication and receiving their packet material. Paul Wackrow confirms that the link will be sent out.

December 10<sup>th</sup> meeting - Prior to this meeting there will be a housing workshop.

Paul Wackrow explains: CCC program to look at housing on Cape Cod. Moving towards zoning changes. Union Studio and Cape Cod Commission. This will be at 5:30 in the Hearing room on December 10<sup>th</sup>.

**Chair Mary Barry entertains a motion to adjourn, moved by Stephen Helman, so voted unanimously.**

**Future Meetings: December 10, 2018 and January 14, 2019, @ 7:00 p.m.**

The meeting adjourned at 8:09 p.m.

Respectfully Submitted

Karen Herrand, Principal Assistant, Planning Board

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

**LIST OF EXHIBIT DOCUMENTS**

Exhibit A – 720 Main Residences, LLC – Regulatory Agreement No. 2018-003 - traffic and trip generation information, memorandum, trip generation analysis

Exhibit B – 720 Main Residences, LLC – Regulatory Agreement No. 2018-003 - draft regulatory agreement

APPROVED