



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

Steven Costello, Chair Stephen Robichaud, Vice Chair Mary Barry, Clerk Robert Twiss Michael Mecenas
Town Council Liaison – Mathew Levesque

Planning & Development Dept. Staff

Elizabeth Jenkins, AICP, Director - elizabeth.jenkins@town.barnstable.ma.us
Kate Maldonado, Assistant Director - kaitlyn.maldonado@town.barnstable.ma.us
Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AMENDED AGENDA

August 23, 2021

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.

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/92834152852>

Phone: 888 475 4499 US Toll-free

Meeting ID: 928 3415 2852

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.

Public Comment

Ratification of June 28th vote of Election of Officers on an Interim Basis

Election of Officers

Approval Not Required Plans:

Stephen W. and Amy E. Britton have submitted an Approval Not Required plan entitled: "Plan of Land of 500 Maple Street, West Barnstable, MA, prepared for Stephen W. and Amy E. Britton" dated July 8, 2021, prepared and stamped by Daniel A. Ojala, PLS of Down Cape Engineering, Inc.

(Majority of Full Board)

Regulatory Agreements:

Dunrovin Too, LLC seeks to enter into a Regulatory Agreement for the property located at 68 Yarmouth Road, Hyannis, Map 327 Parcel 166. The Applicant's proposal is to demolish the existing building and redevelop the property with four (4) new two-story duplex buildings for a total of eight (8) units. Waivers are being requested for multi-family development exceeding the allowed density per acre, site standards and off-street parking requirements.

(Public Hearing) (Majority of members present and voting) *Continued from August 9, 2021*

Jennifer and Jeffrey Lyon, Trustees, Lyon Investment RT seek to enter into a Regulatory Agreement for the property located at 80 Pearl Street, Hyannis, Map 326 Parcel 008. The Applicant's proposal is to redevelop the property into a small apartment building consisting of eight (8) apartments with a combined total floor area of 4,481 sq. ft. with the option of a ninth (9) unit in a one story detached existing building. A waiver is being requested to allow development of multi-family units within the Single Family District.

(Public Hearing) (Majority of members present and voting) *Continued from August 9, 2021*

Airview LLC, Inc. – Modification of an existing Regulatory Agreement - No. 2019-03

The previously approved Regulatory Agreement, 2019-03, recorded on July 28, 2020, enabled the development of 451 and 467 Iyannough Road and 400 Barnstable Road in Hyannis to incorporate the construction of two buildings: a one-story retail pharmacy building with a drive through lane and a gross floor area of approximately 10,000 square feet (Building A) and a one-story building to be reserved for future retail use with a gross floor area of approximately 6,000 square feet (Building B). Airview LLC, seeks to modify the previously approved Regulatory Agreement to incorporate a food and beverage service business (Starbucks) with a drive-through window within one of the tenant spaces of Building B. Said proposal requires a waiver as drive-through windows, for uses other than banks, are prohibited per zoning. Additionally, the applicant seeks to modify the request associated with the need for the previously approved signage waivers to incorporate signage proposed for Starbucks and the applicant seeks to modify the request associated with signage established for Building A.

(Public Hearing) (Majority of members present and voting)

Matters Not Reasonably Anticipated by the Chair

Correspondence

Approval of Minutes

August 9, 2021, draft minutes

Staff Updates

Barnstable Local Comprehensive Plan

Future Meetings: September 13 and September 27, 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 508-862-4791.