



# Town of Barnstable Planning Board



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

### Board Members

Steven Costello – Chair   Jeffrey Swartz -- Vice Chair   Patrick Foran - Clerk   Mary Barry   Stephen Robichaud   Aimee Guthinger   Robert Twiss

Mathew Levesque – Town Council Liaison

### Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director

Paul Wackrow, Senior Planner

Karen Herrand – Principal Assistant - [karen.herrand@town.barnstable.ma.us](mailto:karen.herrand@town.barnstable.ma.us)

28 OCT '20 PM2:15  
BARNSTABLE TOWN CLERK

## Town of Barnstable PLANNING BOARD Minutes September 28, 2020

Steven Costello – Chairman	Present
Jeffrey Swartz – Vice Chairman	Absent
Patrick Foran – Clerk	Present
Mary Barry	Absent
Stephen Robichaud	Present
Aimee Guthinger	Present
Robert Twiss	Present

*Also in attendance via remote participation were Elizabeth Jenkins, Director, Planning & Development and Karen Herrand, Principal Assistant.*

The Planning Board’s Public Hearing will be held 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/97233390525>

Phone: 888 475 4499 US Toll-free   Meeting ID: 972 3339 0525

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](mailto:Karen.herrand@town.barnstable.ma.us) or calling 508-862-4064.

Application materials will be available at [www.townofbarnstable.us/PlanningBoard](http://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.

**Roll Call Vote:**  
**Chair Steven Costello**  
**Patrick Foran**  
**Stephen Robichaud**  
**Aimee Guthinger**  
**Robert Twiss**

**Discussion**  
CPC updates from Planning Board Member Stephen Robichaud

Stephen Robichaud gives a presentation for CPC information – Community Preservation Act, Exhibit A. Three categories – Community Housing, Open Space Recreation and Historical. 9 Member Board. Names the members. Outline of the Process – see Exhibit A. Town Council does make final decision. Sources of revenue: tax on residents – 3%, fees for recording of documents at Registry of Deeds. Review of Facts. Breakdown of how fees distributed – 4 categories. Cape Cod Rail Trail project – CPC funded a study for – map of towns that go through. Church improvement projects – Barnstable Village. 830 Wakeby Rd., land set aside. 255 Main Street, Hyannis – refurbished project. Tales of Cape Cod, Old Colonial Courthouse in Barnstable Village, restoration of. Also, 28 Falcon Rd., 16 acres in West Barnstable. Recreation Dept. – Facilities, report to the State. Pickle ball Courts, Marstons Mills - 16 courts proposed. Vision statement.

**Approval Not Required Plans**

Christine Taylor, Angelo Dicenso & Virginia & Bruce Dumais have submitted an Approval Not Required Plan for 42 and 56 Jenkins Lane, West Barnstable MA for a plan entitled “Plan of Land in West Barnstable, MA being areconfiguration of Lots 5 & 6 as shown on Plan Book 488 Page 12, prepared for Christine Taylor, Angelo DiCenso & Virginia & Bruce Dumais, dated June 25, 2020, revised August 4, 2020, by Demarest Land Surveying”

John Demarest in attendance. He gives an explanation of the proposed plan. 3 lots. Has gone to ZBA, endorsed. Were two lots and this is to correct some encroachments between the 2 lots. 6A to be conveyed and become part of 6, lot 5A is the remaining portion of Lot 5. Did not do anything with frontage, same as endorsed on original plan.

**Chair Steven Costello entertains a motion to approve/endorse this ANR plan, moved by Patrick Foran, seconded by Bob Twiss,**

**Roll Call Vote:**

**Chair Steven Costello - aye**  
**Patrick Foran – aye**  
**Stephen Robichaud - aye**  
**Aimee Guthinger – aye**  
**Robert Twiss - aye**  
**So voted unanimously.**

**Zoning Amendments**

ZA TC Item No. 2021-010 MAH District– 3 Whitehall Way. Proposal to amend the Town of Barnstable Zoning Ordinance by amending Article II, Section 6, The Zoning Map of the Town of Barnstable to rezone property from the Residence C-1 Zoning District to the Multifamily Affordable Housing Zoning District. The proposed

Zoning Map Amendment would expand the MAH District to include the adjoining parcel at 3 Whitehall Way. The prospective developer of the MAH parcel purchased the property and has agreed to deed restrict it from development. The parcel would be utilized for the purpose of calculating density, setbacks, and compliance with open space requirements.

Chair Steven Costello - Staff recommended to continue as Applicant would like to address both the zoning amendment and the related special permit at the same time.

**Chair Steven Costello entertains a motion to continue to October 26, 2020, moved by Bob Twiss, seconded by Aimee Guthinger,**

**Roll Call Vote:**

**Chair Steven Costello – aye**

**Patrick Foran – aye**

**Aimee Guthinger – aye**

**Stephen Robichaud – aye**

**Robert Twiss – aye**

**So voted unanimously.**

**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. ***Applicant has submitted a request to continue.***

**Chair Steven Costello entertains a motion to continue to October 26, 2020, moved by Stephen Robichaud, seconded by Aimee Guthinger,**

**Roll Call Vote:**

**Chair Steven Costello – aye**

**Patrick Foran – aye**

**Stephen Robichaud – aye**

**Aimee Guthinger – aye**

**Bob Twiss - aye**

**So voted unanimously.**

**Approval of Minutes**

September 14, 2020

**Chair Steven Costello entertains a motion to approve, moved by Bob Twiss, seconded by Aimee Guthinger,**

**Roll Call Vote:**

**Chair Steven Costello – aye**

**Patrick Foran – aye**

**Stephen Robichaud – aye**

**Aimee Guthinger – aye**

**Bob Twiss - aye**

**So voted unanimously.**

**Correspondence**

Chapter 91 Notice – 81 Oyster Way, Windmill cove, Barnstable – c/o Turtle Rock, LLC – Dredging project

**Matters Not Reasonably Anticipated by the Chair**

**Future Meetings:** October 26, and November 9, 2020, @ 7:00 p.m.

**Adjournment**

**Chair Steven Costello entertains a motion to adjourn, moved by Aimee Guthinger, seconded by Bob Twiss,**

**Roll Call Vote:**

**Chair Steven Costello – aye**

**Patrick Foran – aye**

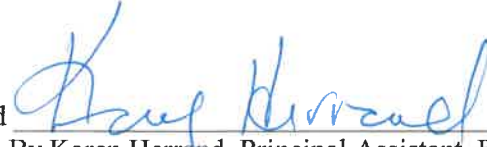
**Stephen Robichaud – aye**

**Aimee Guthinger – aye**

**Bob Twiss – aye**

The meeting adjourned at 7:25 p.m.

Respectfully Submitted



By Karen Herrand, Principal Assistant, Planning & Development

Approved by vote of the Board on

Oct. 26, 2020

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 – CPC presentation, by Stephen Robichaud**