



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 Raymond Sexton Tim O'Neill
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
James Kupfer, AICP, Senior Planner – james.kupfer@town.barnstable.ma.us
Karen Herrand, Principal Assistant - karen.herrand@town.barnstable.ma.us

AGENDA

April 11, 2022

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/91059395056>

Phone: 888 475 4499 US Toll-free

Meeting ID: 910 5939 5056

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely 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

Regulatory Agreements:

Regulatory Agreement RA – 001 - Flagship Estates Hyannis LLC

To determine if the proposed amendment to eliminate the construction of Building E and install a parking lot in its place, and reduce the overall number of units from 29 to 24, thereby reducing the corresponding number of affordable units required by the Town's Inclusionary Affordable Housing Ordinance, Chapter 9 of the Barnstable Code, from 3 to 2 affordable units qualifies as a minor amendment or a substantial amendment in accordance with §168-5D. (Majority of members present and voting) (Click [HERE](#) for application materials)

Zoning Amendments:

Zoning Amendment TC Item No. 2022-144

Amending the Code of the Town of Barnstable, Part 1 General Ordinances, Chapter 240 zoning by repealing the Zoning Districts known as the “Hyannis Village Zoning Districts” and replacing them with revised and updated Districts collectively known as the “Downtown Hyannis Zoning Districts” (Majority of members present and voting for recommendation to Town Council) (Click [HERE](#) for application materials)

Zoning Amendment TC Item No. 2022-145

Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 zoning by amending Article VII Sign Regulations (Majority of members present and voting for recommendation to Town Council) (Click [HERE](#) for application materials)

Zoning Amendment TC Item No. 2022-146

Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 zoning by moving and renumbering Section 240-122.1 Registered Recreational Marijuana Cultivators, Research Facilities, and Testing Laboratories into a new Overlay Zoning District and repealing Sections 240-129 and 240-129.1 Expired Temporary Moratorium for Marijuana Uses (Majority of members present and voting for recommendation to Town Council) (Click [HERE](#) for application materials)

Staff Updates

Local Comprehensive Plan

Matters Not Reasonably Anticipated by the Chair

Correspondence

DEP Notice – 1855 South County Rd., Barnstable – Carla Raffo – access to boardwalk, pier, ramp

Approval of Minutes

March 28, 2022, draft minutes (Click [HERE](#) for material)

Future Meetings: April 25th and May 9th @ 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 by contacting Karen.Herrand@town.barnstable.ma.us or calling 508-862-4064.