



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

Stephen Robichaud, Chair Robert Twiss, Vice Chair Tim O'Neill, Clerk Steven Costello Mary Barry Michael Mecenas Raymond Sexton
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

August 22, 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://townofbarnstable-us.zoom.us/j/89822630699>

Phone: 888 475 4499 US Toll-free

Meeting ID: 898 2263 0699

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:

Special Permits:

Special Permit 2022-02, Maj Commercial Realty, LLC – 316 Iyannough Road, Hyannis, MA -

seeks to amend Special Permit 2018-08 to alter and expand the existing building by expanding retail into the lower level of the existing building along with associated improvements at 316 Iyannough Road, Hyannis, MA 02601. As a result of the request to expand the retail square footage within the existing building the Applicant has requested relief from Section 240-24.1.11(A)(4)(a) in accordance with Section 240-56 for parking reduction, by providing 26 parking spaces where 63 are required. The Site is located at Assessors Map 328 Parcel 232, zoned Hyannis Gateway District and Wellhead Protection Overlay District. (Majority of Full Board) (Click [HERE](#) for application materials)

Zoning Amendments:

Proposed Zoning Amendment – TC Item No. 2023-011. Amending the Code of the Town of Barnstable, Part I, General Ordinances, Chapter 240 Zoning, Article V, Section 46, Home Occupation, and Article III Section 14, RC-1 and RF Residential Districts, Subsection (C) Conditional Uses, to Update Requirements Pertaining to Home Occupations (Majority of members present and voting for recommendation to Town Council) (Click [HERE](#) for materials)

Staff Updates

Local Comprehensive Plan
Dockside Subcommittee Update

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

August 8, 2022, draft minutes (Click [HERE](#) for draft minutes)

Future Meetings: September 12, and September 26, 2022, @ 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.