



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Mashpee Planning Board Meeting
Wednesday, February 7, 2018
7:00 p.m.

Call Meeting to Order: 7:00 p.m. – Waquoit Meeting Room – Mashpee Town Hall
Pledge of Allegiance

Approval of Minutes

Review and approval of December 20, 2017 Minutes
Review and approval of January 17, 2018 Minutes

Definitive Subdivision Plan

Applicant: Evergreen Energy, LLC
Location 588 Main Street, Assessors' Map 19, Block 10
Request: Signature of Definitive Subdivision Plan for 12 lot industrial/commercial subdivision (approved November 15, 2017)

Special Permit

Applicant: Naukabout Beer Company, LLC
Location: 13 Lake Avenue, Mashpee, Assessors' Map 27, Block 46
Request: Approval of performance bond for site work and landscaping

New Business

C. Rowley January 2018 Billing

Old Business

Mashpee Commons Update
Discussion of design of Country Club Lane intersection with Old Barnstable Road
Performance Bonds Needing Sign off: Peter Hopple and Amy Brown Road

Chairman's Report

Report on status of Greenway Project, Mashpee Commons Trail License and bridge project
Reports from members of Design Review Committee, Community Preservation Committee,
Environmental Oversight Committee, Historic District Commission, MMR Military Civilian Community Council and Cape Cod Commission

Correspondence

Buff Chace & Mashpee Commons Team Invite to Siena's on 2-7-18

July 2017 Discharge Monitoring Report for South Cape Village N=10.7
August 2017 Discharge Monitoring Report for South Cape Village N=5.9
September 2017 Discharge Monitoring Report for South Cape Village N=7.8
October 2017 Discharge Monitoring Report for South Cape Village N=5.6
November 2017 Discharge Monitoring Report for South Cape Village N=6.40
December 2017 Discharge Monitoring Report for South Cape Village N=5.10

Waterways

Additional Topics

(This space is reserved for topics that the Chair did not reasonably anticipate would be discussed)

Adjournment



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

MEMO

TO: File

FROM: Maria Silva

SUBJ: 2/7/18 Planning Board Meeting

DATE: 2/12/18

This memo is to note that the Planning Board Meeting which took place on 2/7/18 was **not recorded**. There was an issue with the outside doors being locked that evening and the cable person showed up and thought we had cancelled the meeting so they left.

Maria Silva

From: Waygan, Mary <MWaygan@yarmouth.ma.us>
Sent: Tuesday, January 30, 2018 9:07 AM
To: Maria Silva
Subject: FW: Toast the New Year with us at Siena

Hi Maria;
Kindly place this in the PB's packet under correspondence.
Thanks!
Mary

From: Mary Derr [mailto:mderr@mashpeecommons.com]
Sent: Monday, January 29, 2018 4:27 PM
Subject: Toast the New Year with us at Siena

Hello,

On behalf of Buff Chace and the entire Mashpee Commons team I would like to invite you to join us for light bites and libations at Siena Restaurant on Wednesday, February 7th, from 5:30-8pm. We will be gathering in the main dining and bar area, feel free to pop in and out as your schedule allows. We are looking forward to toasting to the new year and sharing some of our 2018 initiatives with you!

If you can join us, we encourage you to please rsvp by Wednesday, January 31st.

We hope to see you then,
Mary

Mary Derr
Mashpee Commons | Marketing Director
Cell: 347-610-5794 | Office: 508-477-5400
mderr@mashpeecommons.com
mashpeecommons.com

**Mashpee Planning Board
Minutes of Meeting
December 20, 2017 at 7:00 p.m.
Waquoit Meeting Room, Mashpee Town Hall**

Planning Board Members Present: Chairman Mary Waygan, Dennis Balzarini, David Kooharian, Joe Cummings, David Weeden,
Also: Tom Fudala-Town Planner; Charles Rowley-Consulting Engineer
Absent: Robert (Rob) Hansen

CALL TO ORDER

The Town of Mashpee Planning Board meeting was opened with a quorum in the Waquoit Meeting Room at Mashpee Town Hall by the Chair, at 7:03 p.m. on Wednesday, December 20, 2017. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES— December 6, 2017

Approval of the minutes were placed on hold. The Chair requested that members ensure that details discussed at their tables during the Mashpee Commons Visioning Session were included in the minutes.

APPROVAL NOT REQUIRED PLAN

Applicant: Pamela Gangemi, Trustee, 81 Echo Road R.T.

Location: 75 Echo Road, Mashpee, Assessors' Map 19, Block 3, Lot 4

Request: Signature of plan as "Approval Not Required"

The Chair read the request for the record. Matt Costa, Cape & Islands Engineering, represented the applicant. Mr. Costa stated that the applicant wished to subdivide the 2.5 acre lot located on Echo Road, a paved 50 foot wide public way. The parcel would be divided into two lots, 1.32 acres and 1.24 acres, to meet the minimum frontage requirements.

Mr. Weeden inquired whether there were any historic graves in the area, referencing comments he had heard about a possible gravestone marker found in the area. Mr. Weeden had been attempting to locate the landscaper who reported the marker. Mr. Fudala stated that the parcel was located in the industrial zone. Mr. Weeden inquired whether it would be listed on a state inventory and Mr. Fudala responded that the sensitivity maps could be referenced. Mr. Fudala stated that the Board would be required to sign off on the plan since the frontage requirements would be met. Mr. Fudala inquired whether the plan showed the notation regarding zoning requirements not determined as met and the Chair confirmed the notation. There were no further comments.

MOTION: Mr. Balzarini made a motion to accept this Approval Not Required. Mr. Kooharian seconded the motion. All voted unanimously.

The plan and documentation were signed by the Chair.

DEFINITIVE SUBDIVISION PLAN

Applicant: Evergreen Energy, LLC

Location 588 Main Street, Assessors' Map 19, Block 10

Request: Signature of Definitive Subdivision Plan for 12 lot industrial/commercial subdivision (approved November 15, 2017)

Mr. Fudala referenced Evergreen's need to install monitoring wells and provide the results of testing, before the Board could endorse the plan. Mr. Fudala reported that four existing wells were located on the property. A continuation was requested, until January 17, to allow 14 days to complete the lab work. In addition to the testing report being forwarded to the Board of Health, plans showing the location of the wells were needed for the Planning Board,

SPECIAL PERMIT MODIFICATION PLAN

Applicant: Naukabout Beer Company, LLC

Location: 13 Lake Avenue, Mashpee, Assessors' Map 27, Block 46

Request: Approval of Special Permit Modification for site plan change to Naukabout Beer Company project: modification for outdoor sitting areas at northern corner of the property

The Chair read the site plan change request for the record. It was determined that a public hearing would not be necessary.

MOTION: Mr. Balzarini made a motion that a Public Hearing was not needed for the modification. Mr. Kooharian seconded the motion. All voted unanimously.

Peter Murner was present to discuss an approval for seating, to be located on the upper portion of the lot. Mr. Murner confirmed that both Mr. Rowley and Mr. Weeden had been on site to review the conditions. It had been determined that, in place of removing soil and fill, soil and fill would be added to level the grade, but coordinated out in the field. Further review would take place with the Town once the work was completed and to confirm that requirements were met.

Mr. Weeden confirmed that he had walked the site with the Tribe's Medicine Man and Mr. Rowley. Mr. Weeden felt that the slope would not be disturbed, as proposed, and attempts were made to limit the need for grading and fill. There was also discussion about protecting vegetation at the top of the bank and behind the building. Mr. Rowley stated that the furthest the grading would extend would be at the 15 inch beech tree. Three areas had been staked, and none appeared to require substantial re-grading. There was agreement that mulch and natural soil conditions would remain in place and new material added on top to maintain natural conditions, and in case future excavation was necessary. Mr. Rowley recommended observing the limits of where fill was proposed, prior to depositing the fill. The surface would be left in as natural condition as possible and the slope would be seeded. Mr. Rowley cautioned the use of a skid vehicle to transport the fill up the slope because it could potentially churn up the ground. In its place, Mr. Rowley recommended a back hoe or tracked vehicle. Mr. Rowley confirmed that there would be large trees be saved in the new plan. There was discussion about possible benches around the trees, but if so, minimalized fill may result in not needing a tree well.

The Chair read the notes located on the corner of the plan, regarding the work to be completed. Mr. Balzarini inquired about accessibility. Mr. Murner responded that the area around the building would offer handicap accessibility, adding that the levelled areas on the slope may not

be accessible. Mr. Rowley responded that the proposal included stone steps, so a ramp would likely be needed for access. Mr. Fudala responded that access to the building was required.

Mr. Fudala confirmed that the Design Review Committee approved the plan and the Plan Review Committee approved the plan with the condition of providing an egress for the Fire Department. Mr. Fudala read through the draft Modification.

MOTION: Mr. Balzarini made a motion to accept Special Permit Modification #4 as presented. Mr. Kooharian seconded the motion. All voted unanimously.

The Modification was signed by Mr. Kooharian. Mr. Fudala stated that the original Special Permit required that landscaping be completed and inspected or that a bond be acquired before occupation of the property. Mr. Rowley stated that blue stone was preferred to concrete for the site. Mr. Murner provided an estimate representing 150% of the total. There was discussion regarding the stone and wood chips to be used, as well as loam materials. Mr. Murner stated that he was open to further discussion with Mr. Rowley regarding the materials. Mr. Rowley confirmed that the bond amount of \$44,145 was acceptable.

MOTION: Mr. Balzarini made a motion to accept the bond for \$44,145 for landscaping. Mr. Kooharian seconded the motion. All voted unanimously.

Mr. Murner would deliver the amount to Mr. Fudala before his departure. The Chair recommended that Mr. Murner contact the Town Manager's office regarding working with Eversource.

Plans were signed by the Chair.

RELEASE OF PERFORMANCE GUARANTEES

Applicant: Lipnosky Family Trust, 1035 San Pablo, Suite 12, Albany, CA 94706

Location: Three Ponds Subdivision, Preakness Lane-Pimlico Pond Road-Cove Road

Request: Release of \$1500 Performance Guarantee

Mr. Fudala reported that the Treasurer had provided Mr. Fudala with the information, which he confirmed with Mr. Rowley. The original amount was \$72,295, and with previous reductions, the remaining amount was \$1,500.

MOTION: Mr. Balzarini made a motion to release \$1,500 performance bond. Mr. Kooharian seconded the motion. All voted unanimously.

Mr. Rowley and the Planning Board members signed off on the form.

Applicant: Trinity Place Nominee Trust, PO Box 242, Osterville, MA 02655

Location: Trinity Place at Route 28, Assessors' Map 54, Block 76

Request: Release of \$900 Performance Guarantee

Mr. Fudala confirmed the original Trinity Place street work totaling \$900, which has been certified by Mr. Rowley.

MOTION: Mr. Balzarini made a motion to release the \$900 performance bond for Trinity Place. Mr. Kooharian seconded the motion. All voted unanimously.

Mr. Rowley and the Planning Board members signed off on the form.

NEW BUSINESS

FY2019 Town Manager Planning Budget-The Chair reported that the request to double the professional technical line was not approved and would remain at \$7,200. Mr. Fudala stated that more funds could be requested at Town Meeting. The Chair confirmed that she had been in contact with the Town Manager, who responded that he planned to use the part time salary line for consultant work, but Mr. Fudala responded that the \$23,000 was for Maria Silva. There was discussion regarding the salary funds in the budget. The Chair asked that Mr. Balzarini inquire about clarification regarding funds to pay for a consultant for Mashpee Commons.

Renaming Cross Road to Cooper Street-Mr. Fudala referenced a request from 911 Coordinator Clay Nicholson to rename Cross Road at SouthCape Resorts to Cooper Street for a potential affordable housing development. A public hearing would be needed for January 17. The Chair would like Mr. Nicholson to attend the meeting since there would be no Planning Board staff. Mr. Fudala would follow up with Mr. Nicholson to confirm that he could attend the meeting

MOTION: Mr. Balzarini made a motion to set a Public Hearing for January 17th at 7:10 p.m., provided Mr. Nicholson could attend for the re-naming of the street. Mr. Kooharian seconded the motion. All voted unanimously.

OLD BUSINESS

Status of Ockway Highlands Subdivision Development-No update

Chairman's Report-The Chair reported that the Community Preservation Committee met last week and voted against funding the Quashnet River footbridge, despite support from the public in attendance at the meeting. The Chair would be forming a working committee to address the matter further. Interest was expressed by Michael Talbott from the Environmental Oversight Committee and the Chair suggested the possibility of meeting one hour before their meeting. Mr. Fudala recommended contacting the U.S. Fish and Wildlife Service as well as the Forest Service. Mr. Rowley felt that the span of the bridge possibly could have been shortened, reducing the costs. The Chair noted that she would invite the Conservation Agent and Conservation Commission to attend the meeting, as well as Tribal Member Chuckie Green. Mr. Kooharian pointed out that discussion about the Greenway project was mentioned by every table at the Mashpee Commons visioning sessions. The Chair would also invite Tom Ferronti from Mashpee Commons. The Chair reported that the Historic Commission had a close vote and there were two no votes for Habitat for Humanity's request for funds.

Community Preservation Committee-as above

Report on Status of Greenway Project-as above

Design Review Committee-Mr. Cummings confirmed that the Mashpee Village sign was approved. Fire reporting technology prevented the need for requiring numbering on the sign. The Naukabout sign was also approved.

Environmental Oversight Committee-Mr. Cummings shared a shellfish propagation update and reported that Barnstable, Sandwich and Mashpee had signed an Intermunicipal

Agreement to address the Popponesset water restoration efforts. AmeriCorps would be assisting with the Santuit Pond fish ladder. Illegal dumping continued to occur on conservation lands.

Historic District Commission-No update

MMR Military Civilian Community Council-Update of MMR Joint Land Use

Study-No update

Cape Cod Commission-The Chair planned to invite Heather Harper from the Cape Cod Commission to discuss with the Planning Board the housing market study.

CORRESPONDENCE

- May 2017 Discharge Monitoring Report for South Cape Village N=5.8
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WATERWAYS LICENSES

ADDITIONAL TOPICS

Country Club Lane-Mr. Rowley provided an update and expressed his concerns about the intersection, adding that the engineer agreed to locate to the edge of the pavement in both directions of Barnstable Road, to see the site distance. An island has been proposed, but Mr. Rowley was still concerned with difficulties at the Southport end of the intersection. Mr. Balzarini agreed. The Chair asked that the item be added to the agenda. Mr. Rowley recommended further discussion with other parties such as the DPW and the golf course.

Tom Fudala Requirement-The Chair offered her congratulations to Mr. Fudala on his successful career in Mashpee and thanked him for all his work and dedication, as well as his education of the Board regarding the importance of good planning and value of clean water and the environment. Mr. Balzarini added that Mr. Fudala would be missed and he was the reason for his own involvement on the Planning Board and Mr. Kooharian agreed. Mr. Rowley added that it had been a pleasure working with Tom and appreciated all their work together. Mr. Fudala added that it had been a pleasure working with the Planning Board and serving the Town for 33 years.

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn at 8:35 p.m. Mr. Kooharian seconded the motion. All voted unanimously.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS

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- Naukabout Beer Company Application for Special Permit Modification
- Naukabout Beer Company Site Development Plan Set
- Naukabout Beer Company Special Permit Modification #4
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- Plan of Conservation Areas

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Respectfully submitted,

Jennifer M. Clifford
Board Secretary

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Also: Charles Rowley-Consulting Engineer; Maria Silva-Planning Department Assistant

CALL TO ORDER

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APPROVAL OF MINUTES— December 6, 2017

The Chair requested that attendees to the Mashpee Commons Visioning Session be added to the December 6 minutes.

MOTION: Mr. Balzarini made a motion to accept the minutes as amended. Mr. Kooharian seconded the motion. All voted unanimously.

SPECIAL PERMIT MODIFICATION PLAN

Applicant: Naukabout Beer Company, LLC

Location: 13 Lake Avenue, Mashpee, Assessors' Map 27, Block 46

Request: Approval of Performance Bond for site work and landscaping

The Chair provided an update based on her conversation with Mr. Fudala. Naukabout had submitted a performance insurance bond, allowable by Mashpee's regulations, but not preferred by the Planning Department due to an expiration date. Before his retirement, Mr. Fudala forwarded the insurance bond form to Town Counsel for further review. Ms. Silva will follow up with Town Counsel. The issue would be discussed at the next meeting. Mr. Rowley stated that bonds could be made automatically renewable and it could be required that the recipient be notified 30 days in advance of expiration. Mr. Rowley added that Mashpee should be listed as the beneficiary of the bond.

PUBLIC HEARING

7:10 Approval of the name of an unnamed private subdivision street at 950 Falmouth Road, which serves as access to the South Cape Resorts condominium and a number of Town-owned parcels, sometimes referred to as "Cross Road" to become "Cooper Street"

The Chair read the Public Hearing Notice. Clay Nicholson, GIS Coordinator for Mashpee, was present to discuss the request. Mr. Nicholson noted that three parcels, located at 950 Falmouth Road, were previously owned by South Cape Village. Now town owned, and being considered for a potential 40B project, it was necessary for the parcels to be properly addressed. The Address Working Group recommended the name Cooper Street to replace Cross Road. There were no additional comments.

MOTION: Mr. Balzarini made a motion to close the public hearing. Mr. Kooharian seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to change Cross Road to become the new Cooper Street. Mr. Kooharian seconded the motion. All voted unanimously.

A Certificate of Action would be signed by the Chair and submitted to Town Clerk. Ms. Silva would deliver the document to the next meeting for the Chair's signature.

DEFINITIVE SUBDIVISION PLAN

Applicant: Evergreen Energy, LLC

Location 588 Main Street, Assessors' Map 19, Block 10

Request: Signature of Definitive Subdivision Plan for 12 lot industrial/commercial subdivision (approved November 15, 2017)

The Chair read the request for the record. Michael McGrath, civil engineer and land surveyor for Evergreen, was present to provide an update to the Board. Mr. McGrath reported that wells were located on the site from a previous project, and samples were taken, with results showing that the water was of good quality. Mr. McGrath confirmed that the Board of Health had issued a memorandum accepting the water quality report. Mr. Balzarini inquired whether testing would continue and Mr. McGrath confirmed that it was a requirement for the Board of Health Regulations. It was confirmed that the covenant needed to be updated to reference the latest plans, prior to signing the plans. The request would be continued to February 7. Once approved by the Planning Board, the Cape Cod Commission would modify their permit to match Mashpee's approval. Mr. Rowley recommended a vote that the well report had been received and it met the required conditions for approval.

MOTION: Mr. Balzarini made a motion that the Planning Board found that the four conditions of the notification was satisfied by the Planning Board. Mr. Kooharian seconded the motion. All voted unanimously.

The Chair would be confirming whether or not the Board would need to sign the Covenant.

NEW BUSINESS

C. Rowley December 2017 Billings-Invoices were received in the amount of \$675 for December services.

MOTION: Mr. Balzarini made a motion to pay Mr. Rowley \$675 for the month of December. Mr. Kooharian seconded the motion. All voted unanimously.

Country Club Lane Intersection with Old Barnstable Road-Mr. Rowley reported that he was still awaiting a plan from Ken Marster's engineer showing both sides of Old Barnstable Road, edge of pavement and layout lines in order to devise a better plan to address site distance. Mr. Rowley was also in touch with Ms. Laurent. There was discussion about possibly cutting back vegetation, but more information was needed. Chairman Waygan inquired about additional signage and Mr. Rowley suggested that "intersection ahead" and appropriate stop signs and

“right turn only” would be part of the design process. There was also discussion about a required speed reduction. The Chair requested that the item remain on the agenda.

OLD BUSINESS

Chairman’s Report-The Chair reported that the selected candidate for Town Planner did not accept the position and no additional candidate was lined up to be offered the position. The Town Manager was seeking the Board’s input as to whether other applicants should be considered or if the Town should re-advertise. There was consensus to re-advertise the position. The Chair advised that consultant fees had been set aside in the event that a temporary person needed to be hired. Mr. Rowley requested that, in the absence of a Town Planner, the Chair be copied on correspondence when he provided assistance to Ms. Silva with Planning Department issues. The Chair confirmed that she was also adding townplanner@mashpeema.gov, to maintain the correspondence on record.

Report on Status of Greenway Project-The Chair reported that the Greenway Working Group met January 10 and included Tom Ferronti, Tom Fudala, Dave Kooharian, Michael Talbott, Douglas from the Refuge and Chairman Waygan. The Chair would be reaching out to the DPW to acquire existing engineering information and there was discussion about moving forward with the previously considered site, with possibly a shorter bridge. Plans from the U.S. Forestry service had also been considered. Mr. Rowley recommended cleaning up the area to gain a better idea of what the approaches would look like, making construction easier. The Town had been in contact with a teacher at the high school who was excited about the path. The group will be meeting one hour prior to the Environmental Oversight Committee. Mr. Weeden will contact Chuckie Green about attending on behalf of the Tribe. There was also discussion about potentially having students from the Vocational School assist with construction. Mr. Hansen inquired about core samples for siting the bridge and the Chair responded that it was a question they were asking Ms. Laurent. Mr. Weeden suggested reaching out to a college regarding design assistance. Mr. Rowley noted that it was necessary to first identify the location of the abutments prior to design of the bridge. The Chair added that they would be working with the Conservation Commission who would need to approve the abutments, but not the bridge. There was also discussion about contacting the Division of Waterways and the Army Corps of Engineers regarding permissions that may be required.

Design Review Committee-No update.

Community Preservation Committee-The next meeting would be the first Thursday of February, to vote on the Warrant Articles.

Environmental Oversight Committee-Mr. Cummings reported that the single use plastic bag ban was now in-effect. The Greenway project was discussed and the estuary project was moving along with 10 million oysters to be planted in the bay. Mr. Cummings also reported that the Santuit Pond algae bloom was subsiding and the Charles River Conservation land would be offered for a 20 year lease to conduct habitat restoration. Additionally, funding was being questioned for the Quashnet River restoration.

Historic District Commission-No update

MMR Military Civilian Community Council-Update of MMR Joint Land Use Study-No update

Cape Cod Commission-Mr. Weeden reported that Executive Director Paul Niedzwiecki would be stepping down to pursue another position. An internal staffer would be stepping into the role as interim Executive Director.

CORRESPONDENCE

- May 2017 Discharge Monitoring Report for South Cape Village N=5.8
 - June 2017 Discharge Monitoring Report for South Cape Village N=41
 - July 2017 Discharge Monitoring Report for South Cape Village N=10.7
 - August 2017 Discharge Monitoring Report for South Cape Village N=5.9
 - September 2017 Discharge Monitoring Report for South Cape Village N=7.8
 - October 2017 Discharge Monitoring Report for South Cape Village N=5.6
- Chairman Waygan indicated that more recent reports should be available from South Cape Village and requested that Ms. Silva follow up to inquire.

WATERWAYS LICENSES

- New Seabury Tidewatch Condominium – Proposed beach nourishment
- Steven & Christine Babineau, 27 Monomoscoy Road West, over Hamblin Pond
- Jeffrey L. Shames, 19 Bowsprit Point, Mashpee over Popponesset Creek

ADDITIONAL TOPICS

None at this time

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn at 7:55 p.m. Mr. Kooharian seconded the motion. All voted unanimously.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS

- Cooper Street Public Hearing Notice
- Water Report Packet for Evergreen
- Quashnet River Footbridge Subcommittee Minutes of 1/10/18
- Mashpee Planning Board Procedures
- Mashpee Planning Board Orientation Guide
- Mashpee Planning Board Meeting Procedures

Maria Silva

From: Waygan, Mary <MWaygan@yarmouth.ma.us>
Sent: Tuesday, January 30, 2018 9:07 AM
To: Maria Silva
Subject: FW: Toast the New Year with us at Siena

Hi Maria;
Kindly place this in the PB's packet under correspondence.
Thanks!
Mary

From: Mary Derr [mailto:mderr@mashpeecommons.com]
Sent: Monday, January 29, 2018 4:27 PM
Subject: Toast the New Year with us at Siena

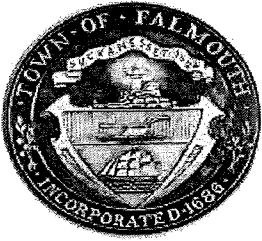
Hello,

On behalf of Buff Chace and the entire Mashpee Commons team I would like to invite you to join us for light bites and libations at Siena Restaurant on Wednesday, February 7th, from 5:30-8pm. We will be gathering in the main dining and bar area, feel free to pop in and out as your schedule allows. We are looking forward to toasting to the new year and sharing some of our 2018 initiatives with you!

If you can join us, we encourage you to please rsvp by Wednesday, January 31st.

We hope to see you then,
Mary

Mary Derr
Mashpee Commons | Marketing Director
Cell: 347-610-5794 | Office: 508-477-5400
mderr@mashpeecommons.com
mashpeecommons.com



TOWN OF FALMOUTH

ZONING BOARD OF APPEALS

59 TOWN HALL SQUARE, FALMOUTH, MA 02540
508-495-7460 – FAX 508-495-7463

BOARD OF APPEALS NOTICE OF PUBLIC HEARING

APPLICATION NO: 121-17

February 8, 2018

A list of abutters is on file in the office of the Board of Appeals, Town Hall Falmouth, Massachusetts.

Being all persons deemed affected by the Board of Appeals under Section 11 of Chapter 40A of the Massachusetts General Laws you are hereby notified that:

Maureen B.Kelly

Of

Falmouth, MA

applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-23 A. of the Code of Falmouth to allow commercial accommodations to operate a bed and breakfast on subject property known as 25 Harbor Avenue, Falmouth, MA.

Map 46B Section 11 Parcel 010 Lot(s) 000

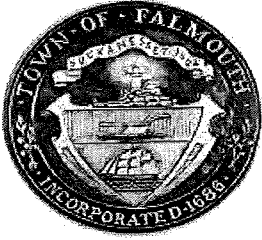
PUBLICATION DATES: January 12, 2018 and January 19, 2018

A public hearing will be given on this application, in the Selectmen's Meeting Room, Town Hall, on **Thursday February 8, 2018 at 6:30 pm.**

You are invited to be present.

By Order of the Board of Appeals,
Clerk Kimberly Bielan

Plans are available for review prior to the hearing at the Board of Appeals office, Town Hall during the hours of 8:00 AM to 4:00 PM.



TOWN OF FALMOUTH

ZONING BOARD OF APPEALS

59 TOWN HALL SQUARE, FALMOUTH, MA 02540
508-495-7460 – FAX 508-495-7463

BOARD OF APPEALS NOTICE OF PUBLIC HEARING

APPLICATION NO: 001-18

February 8, 2018

A list of abutters is on file in the office of the Board of Appeals, Town Hall Falmouth, Massachusetts.

Being all persons deemed affected by the Board of Appeals under Section 11 of Chapter 40A of the Massachusetts General Laws you are hereby notified that:

Granite City Electric

Of

East Falmouth, MA

applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-50 & 240-160 A. of the Code of Falmouth to allow a temporary storage container on subject properties known as 133 East Falmouth Highway and 10 Acapesket Road, East Falmouth, MA.

Map 33 Section 10 Parcel 005 Lot(s) 346 & 347

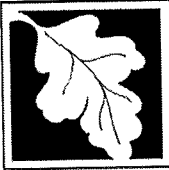
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Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

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Transaction ID: 980140

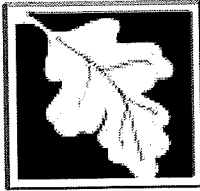
Document: Groundwater Discharge Monitoring Report Forms

Size of File: 1030.00K

Status of Transaction: Submitted

Date and Time Created: 1/10/2018:4:36:48 PM

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Groundwater Discharge Program
Groundwater Permit
DISCHARGE MONITORING REPORT

668
1. Permit Number
2. Tax identification Number
2017 DEC MONTHLY
3. Sampling Month & Frequency

A. Facility Information

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Facility name, address:

SOUTH CAPE VILLAGE

a. Name

672 FALMOUTH ROAD/RTE. 28

b. Street Address

MASHPEE

c. City

MA

d. State

02649

e. Zip Code

2. Contact information:

MYLES OSTROFF

a. Name of Facility Contact Person

6174311097

b. Telephone Number

myles@chartweb.com

c. e-mail address

3. Sampling information:

12/6/2017

a. Date Sampled (mm/dd/yyyy)

RI ANALITYCAL

b. Laboratory Name

MELISSA A MANAMON

c. Analysis Performed By (Name)

B. Form Selection

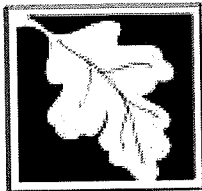
1. Please select Form Type and Sampling Month & Frequency

Discharge Monitoring Report - 2017 Dec Monthly

☐ All forms for submittal have been completed.

2. ☐ This is the last selection.

3. ☐ Delete the selected form.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Groundwater Discharge Program
Groundwater Permit
DISCHARGE MONITORING REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2017 DEC MONTHLY
3. Sampling Month & Frequency

D. Contaminant Analysis Information

- For "0", below detection limit, or not detected, enter "ND"
- For greater than (>) or less than (<) value, enter number only and note greater than (>) or less than (<) in the Comments section.
- TNTC = too numerous to count.
- NS = Not Sampled

1. Parameter/Contaminant	2. Influent	3. Effluent	4. Effluent Method Detection limit
Units			
BOD	66	3.0	3.0
MG/L			
TSS	120	ND	2.0
MG/L			
TOTAL SOLIDS	480	350	10
MG/L			
AMMONIA-N	14		
MG/L			
NITRATE-N		2.7	0.25
MG/L			
TOTAL NITROGEN(NO3+NO2+TKN)		5.10	0.50
MG/L			
OIL & GREASE		ND	0.5
MG/L			
FECAL COLIFORM		83	1
/100 ML			



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Groundwater Discharge Program
Groundwater Permit
DAILY LOG SHEET

668
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myles@chartweb.com

c. e-mail address

3. Sampling information:

12/6/2017

a. Date Sampled (mm/dd/yyyy)

WHITEWATER

b. Laboratory Name

LAURA JOHNSON

c. Analysis Performed By (Name)

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Daily Log Sheet - 2017 Dec Daily

☐

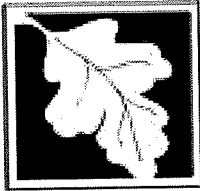
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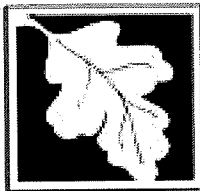


Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Groundwater Discharge Program
Groundwater Permit
DAILY LOG SHEET

668
1. Permit Number
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2017 DEC DAILY
3. Sampling Month & Frequency

C. Daily Readings/Analysis Information

Date	Effluent Flow GPD	Reuse Flow GPD	Irrigation Flow GPD	Turbidity	Influent pH	Effluent pH	Chlorine Residual (mg/l)	UV Intensity (%)
1	10000					7		
2	11950							
3	11950							
4	13400					7.1		
5	12000					7.2		
6	13300					7.1		
7	13300					7.1		
8	11733					7.2		
9	11734							
10	11733							
11	9600					7.1		
12	9300					7.2		
13	10400					7.4		
14	13700					7.2		
15	18133					7.6		
16	18134							
17	18133							
18	18200					6.8		
19	16000					7.1		
20	12800					7.3		
21	10900					7.2		
22	9725					7.2		
23	9725							
24	9725							
25	9725							
26	2800					7.2		
27	8300					7.4		
28	9000					7.4		
29	9550					7.5		
30	9550							
31	9550							



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Groundwater Discharge Program
Groundwater Permit
MONITORING WELL DATA REPORT

668
1. Permit Number
2. Tax identification Number
2017 DEC MONTHLY
3. Sampling Month & Frequency

A. Facility Information

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c. City

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d. State

02649

e. Zip Code

2. Contact information:

MYLES OSTROFF

a. Name of Facility Contact Person

6174311097

b. Telephone Number

myles@chartweb.com

c. e-mail address

3. Sampling information:

12/1/2017

a. Date Sampled (mm/dd/yyyy)

WHITEWATER

b. Laboratory Name

LAURA JOHNSON

c. Analysis Performed By (Name)

B. Form Selection

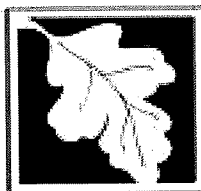
1. Please select Form Type and Sampling Month & Frequency

Monitoring Well Data Report - 2017 Dec Monthly

☐ All forms for submittal have been completed.

2. ☐ This is the last selection.

3. ☐ Delete the selected form.

**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Groundwater Discharge Program

Groundwater Permit**MONITORING WELL DATA REPORT**

668

1. Permit Number

2. Tax identification Number

2017 DEC MONTHLY

3. Sampling Month & Frequency

C. Contaminant Analysis Information

- For "0", below detection limit, or not detected, enter "ND"
- For greater than (>) or less than (<) value, enter number only and note greater than (>) or less than (<) in the Comments section.
- TNTC = too numerous to count.
- NS = Not Sampled
- DRY = Not enough water in well to sample.

Parameter/Contaminant	P-1	P-2	P-4	P-6		
	Units	Well #: 1	Well #: 2	Well #: 3	Well #: 4	Well #: 5
PH	6.23	5.66	6.17	6.69		
S.U.						
STATIC WATER LEVEL	18.34	51.98	47.33	50.52		
FEET						
SPECIFIC CONDUCTANCE	673	395	587	817		
UMHOS/C						



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Groundwater Discharge Program

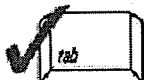
Groundwater Permit

668

1. Permit Number

2. Tax identification Number

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Any person signing a document under 314 CMR 5.14(1) or (2) shall make the following certification

If you are filing electronic-ally and want to attach additional comments, select the check box.



Facility Information

SOUTH CAPE VILLAGE

a. Name

672 FALMOUTH ROAD/RTE. 28

b. Street Address

MASHPEE

c. City

MA

d. State

02649

e. Zip Code

Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

ELIZABETH BELAIR

a. Signature

1/10/2018

b. Date (mm/dd/yyyy)

Reporting Package Comments



Massachusetts Department of Environmental Protection

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Username: EBELAIR

Transaction ID: 977678

Document: Groundwater Discharge Monitoring Report Forms

Size of File: 1032.32K

Status of Transaction: Submitted

Date and Time Created: 12/19/2017:3:17:59 PM

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Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Groundwater Discharge Program
Groundwater Permit
DAILY LOG SHEET

668

1. Permit Number

2. Tax Identification Number

2017 NOV DAILY

3. Sampling Month & Frequency

A. Facility Information

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1. Facility name, address:

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2. Contact information:

DON MEGATHLIN

a. Name of Facility Contact Person

6174311097

b. Telephone Number

myles@chartweb.com

c. e-mail address

3. Sampling information:

11/30/2017

a. Date Sampled (mm/dd/yyyy)

WHITEWATER

b. Laboratory Name

LAURA JOHNSON

c. Analysis Performed By (Name)

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Daily Log Sheet - 2017 Nov Daily

☐

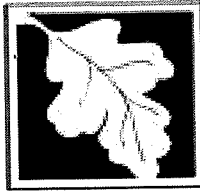
All forms for submittal have been completed.

2. ☐

This is the last selection.

3. ☐

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Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Groundwater Discharge Program
Groundwater Permit
DAILY LOG SHEET

668

1. Permit Number

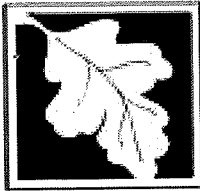
2. Tax identification Number

2017 NOV DAILY

3. Sampling Month & Frequency

C. Daily Readings/Analysis Information

Date	Effluent Flow GPD	Reuse Flow GPD	Irrigation Flow GPD	Turbidity	Influent pH	Effluent pH	Chlorine Residual (mg/l)	UV Intensity (%)
1	9400					7.4		
2	9300					7.3		
3	11667					7.3		
4	11667							
5	11666							
6	8800					7.3		
7	10600					7.3		
8	9100					7.3		
9	11300					7.3		
10	11133					7.4		
11	11134							
12	11133							
13	10600					7.3		
14	10200					7.4		
15	15600					7.4		
16	4500					7.4		
17	11200					7.3		
18	11200							
19	11200							
20	9600					7.1		
21	13900					7.2		
22	15500					7.1		
23	15500							
24	12800					7.4		
25	12800							
26	12800							
27	8700					7.1		
28	9400					7.1		
29	9500					7.1		
30	10200					7.2		
31								

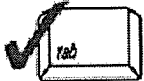


Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Groundwater Discharge Program
Groundwater Permit
MONITORING WELL DATA REPORT

668
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2017 NOV MONTHLY
3. Sampling Month & Frequency

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b. Street Address

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DON MEGATHLIN

a. Name of Facility Contact Person

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myles@chartweb.com

c. e-mail address

3. Sampling information:

11/2/2017

a. Date Sampled (mm/dd/yyyy)

WHITEWATER

b. Laboratory Name

LAURA JOHNSON

c. Analysis Performed By (Name)

B. Form Selection

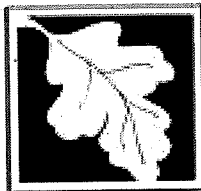
1. Please select Form Type and Sampling Month & Frequency

Monitoring Well Data Report - 2017 Nov Monthly

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2. ☐ This is the last selection.

3. ☐ Delete the selected form.

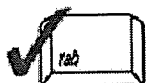


Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Groundwater Discharge Program
Groundwater Permit
DISCHARGE MONITORING REPORT

668
1. Permit Number
2. Tax identification Number
2017 NOV MONTHLY
3. Sampling Month & Frequency

A. Facility Information

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Facility name, address:

SOUTH CAPE VILLAGE

a. Name

672 FALMOUTH ROAD/RTE. 28

b. Street Address

MASHPEE

c. City

MA

d. State

02649

e. Zip Code

2. Contact information:

DON MEGATHLIN

a. Name of Facility Contact Person

6174311097

b. Telephone Number

myles@chartweb.com

c. e-mail address

3. Sampling information:

11/2/2017

a. Date Sampled (mm/dd/yyyy)

RI ANALYTICAL

b. Laboratory Name

DAWN E SMART

c. Analysis Performed By (Name)

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Discharge Monitoring Report - 2017 Nov Monthly

☐

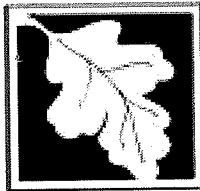
All forms for submittal have been completed.

2. ☐

This is the last selection.

3. ☐

Delete the selected form.



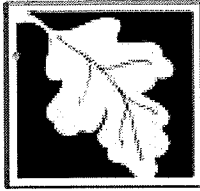
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Groundwater Discharge Program
Groundwater Permit
DISCHARGE MONITORING REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2017 NOV MONTHLY
3. Sampling Month & Frequency

D. Contaminant Analysis Information

- For "0", below detection limit, or not detected, enter "ND"
- For greater than (>) or less than (<) value, enter number only and note greater than (>) or less than (<) in the Comments section.
- TNTC = too numerous to count.
- NS = Not Sampled

1. Parameter/Contaminant	2. Influent	3. Effluent	4. Effluent Method Detection limit
Units			
BOD	72	ND	3.0
MG/L			
TSS	150	7.3	2.0
MG/L			
TOTAL SOLIDS	490	360	10
MG/L			
AMMONIA-N	15		
MG/L			
NITRATE-N		4.1	0.25
MG/L			
TOTAL NITROGEN(NO3+NO2+TKN)		6.40	0.50
MG/L			
OIL & GREASE		ND	0.5
MG/L			
FECAL COLIFORM		TNTC	1
/100 ML			



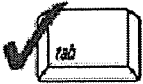
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Groundwater Discharge Program
Groundwater Permit

668

1. Permit Number

2. Tax identification Number

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Any person signing a document under 314 CMR 5.14(1) or (2) shall make the following certification

If you are filing electronic-ally and want to attach additional comments, select the check box.



Facility Information

SOUTH CAPE VILLAGE

a. Name

672 FALMOUTH ROAD/RTE. 28

b. Street Address

MASHPEE

c. City

MA

d. State

02649

e. Zip Code

Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

ELIZABETH BELAIR

a. Signature

12/19/2017

b. Date (mm/dd/yyyy)

Reporting Package Comments

RECEIVED

JAN 17, 2018 AM 9:49

TOWN CLERK



In accordance with Section 5, Chapter 40A MGL and Article XXXIII of the Falmouth Zoning Bylaw, the Falmouth Planning Board shall conduct a public hearing on Tuesday, February 6, 2018 at 6:30 pm, in the Town Hall, 59 Town Hall Square, Falmouth, MA 02540, to discuss the following proposed amendment(s) to the Falmouth Zoning Bylaw:

Article: To see if the Town will vote to amend the Zoning Bylaw by deleting Section 240-142 (as amended in 1983) and substitute the following updated Section 240-142 regulating cooking and housekeeping amenities in commercial accommodations guest units:

§240-142 Cooking and housekeeping facilities.

Commercial accommodations units may contain amenities for private cooking and housekeeping only as the Board of Appeals allows, by special permit, upon the Board's determination that the allowed amenities are customary to guest units and will not change the nature of the use as commercial accommodations.

On petition of Kevin P. Klauer, II.

Article: To see if the Town will vote to amend the Zoning Bylaw, Section 240-67.C. (Lots for commercial accommodations) by inserting "and Business Redevelopment" in Section 240-67.C.(2), after "Business 2", so that Section 240-67.C.(2) will begin "Business 2 and Business Redevelopment: allowed." Said section will otherwise remain the same.

On petition of Kevin P. Klauer, II.

Article: To see if the Town will vote to amend the Zoning Bylaw, Section 240-37.E. and substituting the following updated Section 240-37.E. to allow splitting of wood for firewood as a permitted accessory use in the Agricultural Zoning Districts:

§240-37.E. Portable woodworking mill and/or log-splitter.

On petition of Kevin P. Klauer, II.

Article: To see if the Town will vote to amend Chapter 240-Zoning Article XIV Dimensional Regulations Section 240-70 "Maximum Building Height" to read as follows: The maximum height for principal structures is 2½ stories not to exceed 35 feet and for accessory structures (delete "is 1½ stories), not to exceed (delete 18 feet) (insert 22 feet) as measured from the base of the structure to the highest point...

On petition of Patricia P. Johnson and others.

Full text is available for public inspection in the Falmouth Planning Office, 59 Town Hall Square, Falmouth Massachusetts 02540, Monday through Friday 8:00 am to 4:30 pm.

Falmouth Enterprise

1/19/18

1/26/18

2/2/18

Per Order of the Falmouth Planning Board
James Fox, Chairman

RECEIVED

JAN 17, 2018 AM 9:45

TOWN CLERK



In accordance with Section 5, Chapter 40A MGL and Article XXXXIII of the Falmouth Zoning Bylaw, the Falmouth Planning Board shall conduct a public hearing on Tuesday, February 6, 2018 at 6:30 pm, in the Town Hall, 59 Town Hall Square, Falmouth, MA 02540, to discuss the following proposed amendment(s) to the Falmouth Zoning Bylaw:

Article: To see if the town will vote to amend Chapter 240 - Zoning – of the Code of Falmouth by adding the following to Article VIII – Agricultural Districts:

“§240-38.O In Agricultural A and Agricultural AA Districts only - Ground-mounted solar photovoltaic array.”

Or do or take any other action on this matter. On request of the Planning Board.

Article: To see if the town will vote to amend Article VI “General Residence Districts” of Chapter 240 - Zoning - of the Code of Falmouth by adding the following:

“§240- 28.H (5) Accessory Apartments

Purpose

The intent of the Accessory Apartment bylaw is to: Broaden the range of housing choice in Falmouth by increasing the number of small dwelling units available for rent; Encourage greater diversity of population with particular attention to young adult citizens and to allow for “Aging in Place” for our senior citizens; Promote more economic and energy efficient use of the town’s housing supply. All this while maintaining the appearance and character of the town’s single family neighborhoods.

(1) Definitions

Accessory Apartment. Sections 240-3 A, 240-66. D and 240- 70.D not-with-standing, an additional dwelling unit, subordinate in size and accessory to the principle dwelling unit on the lot, located in either the principle dwelling or an accessory structure on the lot. An accessory apartment is constructed so as to maintain the appearance and essential character of a single family dwelling or accessory structure thereto located on the lot.

(3) Requirements

- a) Only one accessory apartment shall be allowed per lot.
- b) Either the principal dwelling or accessory apartment must be owner-occupied for a period of seven months in every calendar year, or owned by a nonprofit organization or government authority whose purpose is to provide affordable housing.
- c) Either the principal dwelling or accessory apartment may be rented, but not both during the five months the owner occupant may be absent. Rental periods shall be no less than six (6) months

**Town of Barnstable
Planning Board
Notice of Public Hearing
Regulatory Agreement No. 2018-01 – Housing Assistance Corporation
February 12, 2018, 7:00 P.M.**

To all persons deemed interested in the Planning Board acting under Chapter 168 of the Code of the Town of Barnstable, Regulatory Agreements and the General Laws of the Commonwealth of Massachusetts, and the Zoning Ordinances of the Town of Barnstable, specifically Section 240-24.1 Hyannis Village Zoning Districts, you are hereby notified of a Public Hearing for a Regulatory Agreement No. 2018-01.

Housing Assistance Corporation seeks to enter into a Regulatory Agreement with the Town of Barnstable to construct three residential structures with a total of eight units with a total floor area of 6,564 square feet, at 57 Ridgewood Avenue, Hyannis, Massachusetts. The property is zoned SF – Single Family District and is shown on Assessor's Map 328 as Parcel 091. The Applicant proposes to construct two (2) two-bedroom units and six (6) one-bedroom units. Two of the one-bedroom units will be affordable units for households with income at or below 80% of Area Median Income and the remaining six will be market rate. An existing deteriorated foundation on the site will be removed.

The Regulatory Agreement seeks waivers from the Zoning Ordinance, specifically:

- Section 240-53.A.2 – Landscape requirements for parking lots (setback/buffer)
- Section 240-53.A.2 – Landscape requirements for parking lots (street trees)
- Section 240-52 – Off street parking design and screening standards
- Section 240-24.1.5 – Permitted uses
- Section 240-35.F.4 – Site clearing

This Public Hearing will be held at the Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor, Monday, February 12, 2018, at 7:00 PM. Copies of the application and plans are available for review in the Office of the Planning Board, Planning & Development Department, 200 Main Street, Hyannis, MA between the hours of 8:30 AM to 4:30 PM, Monday through Friday.

Barnstable Patriot
January 26 and February 2, 2018

Mary Barry, Chair
Barnstable Planning Board

