



**Town of Barnstable
Regulatory Services
Building Division**

200 Main Street, Hyannis, MA 02601

508-862-4679 fax 508-862-4725

Initial Site Plan Review Issues & Concerns

Applicant:	The Village at Barnstable – Phase 1	Revised Filing SPR #: 035-10
Property Address:	0 - 265 Communication Way, Hyannis, MA	
Map/Parcel:	Map 314, Parcels 036, 037, 038, 044, 045, 046, 047, 048 and 049 Map 315, Parcel 042	
Zoning:	Industrial (as amended), GP/WP Overlays and SCCRCOD	
Proposal:	Construction of a new Active Adult (ager 55 and older) apartments, totaling 225 units. This will include 2 multi-story residential apartment buildings, connected by an amenities building, providing a fitness center, pool, spa/beauty salon, bar/lounge, etc. The site will be served by municipal water and sewer services. On-site parking will be accomplished through a combination of structured parking (beneath the apartment buildings), above ground 2-car garages, and surface parking spaces, calculated in accordance with the Zoning Bylaw (SCCRCOD formulas).	

PR
9-1-16

Revised plans were reviewed by the Site Plan Review Committee at the SPR staff meeting held August 30, 2016 in preparation for the formal site plan review meeting scheduled September 8, 2016. The following comments and concerns were offered:

Barnstable Fire Department – Chief Burke via e-mail – outstanding issues

- Fire Department access is acceptable as presented. There are some significant grade changes, they have been addressed by the two access roads in the rear.
- FDC and Hydrant location at the main entrance of the building is acceptable.
- Additional hydrants will have to be added on the site which has not yet been discussed with client. Likely two on the approaches to the building and perhaps one or two in the rear depending on site conditions.

Dep. Chief Dean Melanson – Hyannis Fire on behalf of Barnstable Fire

- Proposed trash disposal plan/location as proposed will require consultation/approval of Barnstable Fire Dept. and Health Division.

Building Commissioner – Paul Roma

- All references to Phase 2 must be removed from the plans.
- All parking spaces must be 9 ft. x 20 ft.
- 12 HC units must be provided, disbursed throughout the development and identified on the plan.
- Chapter 9 - Affordable Housing, Inclusionary Affordable Housing Requirements, Sections 4D and 5 must be complied with.
- The 10% affordable units (23 units) must be disbursed throughout the development and identified as affordable on the plan.
- Mary Dunn Road may not be used as access during construction.

Director Health Dept. – Tom McKean

- Detailed engineered plans of the swimming pool meeting commercial standards will need to be provided to the Health Division at the building permit stage.
- For safety reasons, a 4 ft walkway around the swimming pool will need to be provided.
- A life guard is required for semi-public swimming pools that are included in a development greater than 75 units.

- Rental registration and inspection of each unit is required each year. Fee \$90 – 1st unit, \$25 for each additional unit.
- Floor plans of the beauty salon will need to be provided at the building permit stage.
- Explanation of how the trash disposal plan is proposed to work. If a dumpster is proposed it must be located 10 ft off the property line and screened.

Growth Management – Planning – Anna Brigham

- 10% (23) affordable units must be provided.
- Development may be accomplished as of right with new zoning change.
- Project is presently at the Cape Cod Commission for Modification of the Development Agreement.
- CCC - Development agreement must be recorded prior to the issuance of a building permit.
- Landscape plan provided meets requirements.

Assistant Town Engineer – Amanda Ruggerio

- Exterior grease trap must meet Town of Barnstable WPCD guidelines.
- Owner must maintain raingardens as proposed on ONM plan.
- The amenities building pretreatment questionnaire will need to be provided to ID what is going into the Town's sewer system.

Town of Barnstable Airport Manager – Bud Breault

- Expressed concern for noise levels and close proximity to the airport.
- Advised that FAA and MassDOT approvals can take over 6 months.
- Advised that real estate agents are obligated to inform potential buyers that there is an airport within 1 mile radius.
- Would like the record to reflect that noise abatement must be the developer's/owners responsibility.

Consumer Affairs – Maggie Flynn

- Advised that if any alcohol sales are proposed to non-residents, an alcohol license must be obtained.

FORMAL SITE PLAN REVIEW SEPTEMBER 8, 2016