



CAPE COD COMMISSION

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E-mail: frontdesk@capecodcommission.org

DATE: September 5, 2006

TO: Barnstable Planning Board
John Klimm, Barnstable Town Manager
Patty Daley -- Director, Comprehensive Planning, Barnstable Growth
Management Department

FROM: Cape Cod Commission

RE: Modification of Downtown Hyannis Growth Incentive Zone
Chapter G, Growth Incentive Zone Regulations, Section 9

MODIFICATION TO GROWTH INCENTIVE ZONE DECISION

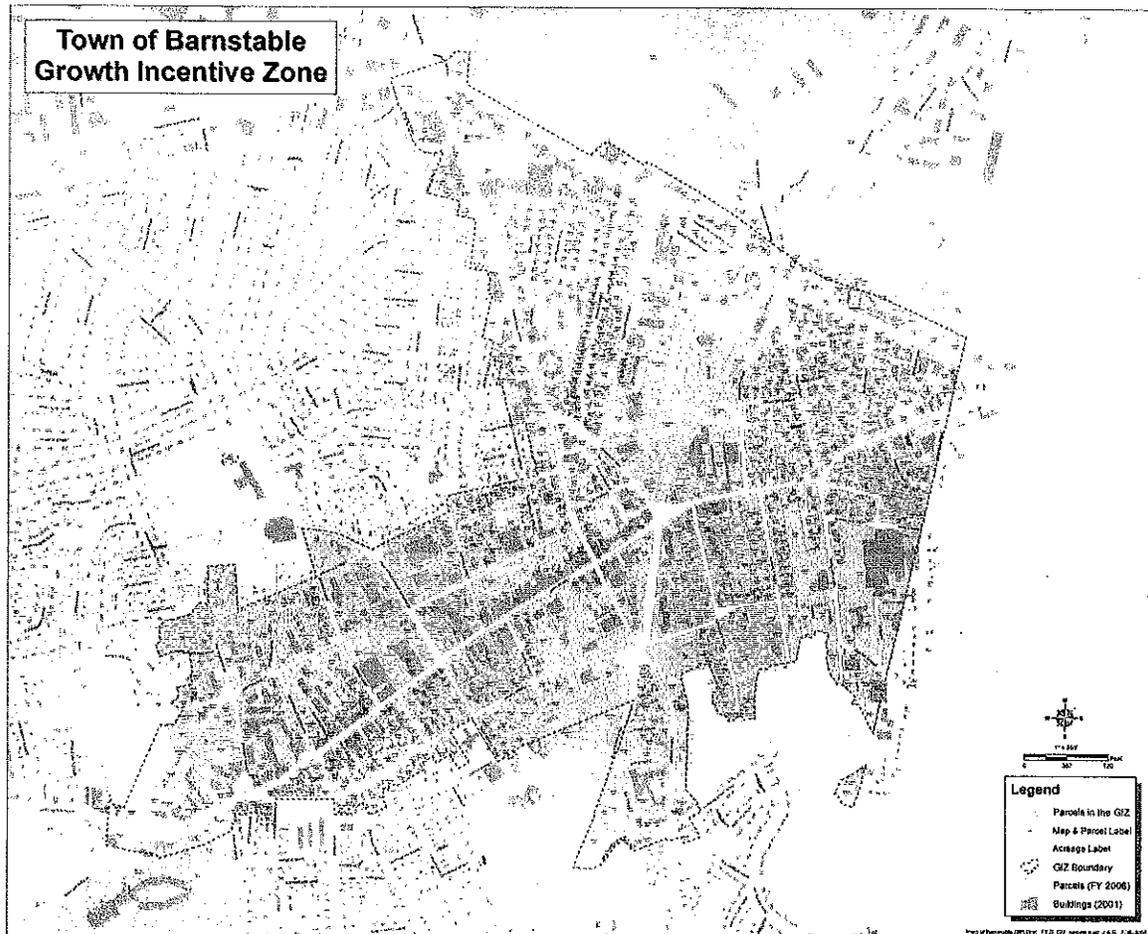
The Downtown Hyannis Growth Incentive Zone designation decision rendered by the Commission on April 6, 2006 is hereby amended by a vote of the Planning Committee of the Commission on September 5, 2006. All findings and conditions attached to the original decision continue to apply.

3.0 Description of the Area

The boundaries of the downtown Hyannis GIZ are illustrated on Map 1 below. The GIZ corresponds to the downtown Hyannis Village Zoning Districts as amended by the Barnstable Town Council on July 14, 2005 and June 1, 2006. Generally, the area is bounded by Route 28 and the Airport Rotary to the north, the Yarmouth town line to the east, Hyannis Inner Harbor to the south, and the West End Rotary and Aunt Betty's Pond to the west. The proposed GIZ encompasses approximately 448 acres and over 5.5M s.f. of existing building area. The boundary of the GIZ and parcels to be included are highlighted on the attached map, that includes assessor's parcel data, Map Reference Town of Barnstable Growth Incentive Zone, Barnstable GIS Unit, dated 4/5/06, revised 7/26/06, and on file at the Commission office.



Map 1, GIZ Boundaries
(Courtesy of Growth Management Dept., Town of Barnstable)



The boundaries of the GIZ are identified on the map highlighted above. The following is an outline of the types of zoning districts encompassed within the GIZ map above. Each of the zoning districts as amended by the Barnstable Town Council in July 2005 and June 1, 2006 is described below based on information contained in the GIZ application:

(Please refer to April 6, 2005 decision for description of zoning districts).

5.0 Materials Submitted for the Record

Town of Barnstable

- Town of Barnstable Growth Incentive Zone map, Barnstable GIS Unit, dated 4/5/06 received 4/6/06, revised 7/26/06
- Memorandum w/attachments from Patty Daley, Director of Comprehensive Planning, Barnstable Growth Management Department, to Sharon Rooney, Cape Cod Commission re: proposed zoning changes dated 6/15/06

Cape Cod Commission

- Memorandum w/attachments from Sharon Rooney to Commission staff dated 8/3/06
- Memorandum w/attachments from Sharon Rooney to Planning Committee dated 8/29/06

Herbert Olsen
Herbert Olsen, Chair

10/05/06
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

10/5, 2006
Herbert Olsen

Before me, the undersigned notary public, personally appeared Herbert Olsen, in his/her capacity as Chairman of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that he/she signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, or personal knowledge of the undersigned.

Gail P. Hanley
Notary Public

My Commission Expires: 10/13/11