



# Town of Barnstable Planning Board



[www.barnstable.gov/planningboard](http://www.barnstable.gov/planningboard)

## Board Members

Stephen Robichaud, Chair    Tim O'Neill, Vice Chair    Matt Teague, Clerk    Mary Barry    Michael Mecenas    Raymond Sexton    Catherine Finkenstaedt  
Town Council Liaison

## Planning & Development Dept. Staff

James Kupfer, AICP, Director – [james.kupfer@barnstable.gov](mailto:james.kupfer@barnstable.gov)  
Kyle Pedicini, Assistant Director - [kyle.pedicini@barnstable.gov](mailto:kyle.pedicini@barnstable.gov)  
Karen Pina, Principal Assistant - [karen.pina@barnstable.gov](mailto:karen.pina@barnstable.gov)

## AGENDA

**April 13, 2026**

Barnstable Town Hall, 367 Main Street, Hyannis, MA, James H. Crocker, Jr., Hearing Room, 2<sup>nd</sup> Floor at 7:00 p.m.

Meeting notice previously filed with Town Clerk

Application materials may be accessed through the Planning Board website at: [www.barnstable.gov/planningboard](http://www.barnstable.gov/planningboard)  
contacting [Karen.pina@barnstable.gov](mailto:Karen.pina@barnstable.gov) or calling 508-862-4064.

**Notice of Recording**    The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072.  
It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website:  
<https://barnstable.cablecast.tv/internetchannel/watch-now>

The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

**Call to Order**    Introduction of Board Members

## **Planning Board Chair Public Comment Statement**

## **General Public Comment**

### **Approval Not Required Plans (19)**

Cape Cod Hospital has submitted an Approval Not Required plan for **58 Parkway Place**, Hyannis MA – Map 342 Parcel 036 Plan entitled “Plan of Land of No. 58 Parkway Place, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required plan for **51 Bay View Street**, Hyannis MA – Map 342 Parcel 040 Plan entitled “Plan of land of No. 51 Bay View Street, Hyannis, MA, Prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required plan for **91 Park Street**, Hyannis MA – Map 327 Parcel 209 Plan entitled “Plan of Land of No. 91 Park Street, Hyannis MA, Prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required plan for **22 Lewis Bay Rd.**, Hyannis MA – Map 327 Parcel 212 Plan entitled “Plan of Land of No. 22 Lewis Bay Road, Hyannis MA, Prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required plan for **46 Parkway Place**, Hyannis MA – Map 342 Parcel 034 Plan entitled “Plan of Land No. 46 Parkway Place, Hyannis MA, Prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required Plan for **2 Park Street**, Hyannis MA – Map 342 Parcel 006 Plan entitled “Plan of Land of No. 2 Park Street, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required Plan for **34 Park Street**, Hyannis MA – Map 342 Parcel 005 Plan entitled “Plan of Land No., 34 Park Street, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required Plan for **60 Park Street, and 35 Parkway Place**, Hyannis MA – Map 342 Parcels 003A & 003B Plan entitled “Plan of Land No. 60 Park Street and No. 35 Parkway Place, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required Plan for **74 Park Street**, Hyannis MA – Map 327 Parcel 205 Plan entitled “Plan of Land No. 74 Park Street, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required Plan for **16 Lewis Bay Road**, Hyannis MA – Map 327 Parcel 211 Plan entitled “Plan of Land No. 16 Lewis Bay Road Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required Plan for **62 Park Street**, Hyannis MA- Map 342 Parcel 002 Plan entitled “Plan of Land No. 62 Park Street, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required plan for **47 Park Street**, Hyannis MA – Map 327 Parcel 217 Plan entitled “Plan of Land No. 47 Park Street, Hyannis, MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required plan for **67 Park Street**, Hyannis MA – Map 327 Parcel 206 Plan entitled “Plan of Land No. 67 Park Street Hyannis, MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required plan for **105 Park Street**, Hyannis MA – Map 327 Parcel 210 Plan entitled “Plan of Land No. 105 Park Street, Hyannis, MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required plan for **20 Gleason Street**, Hyannis MA – Map 327 Parcel 208 Plan entitled “Plan of Land No. 20 Gleason Street, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required plan for **25 & 35 Main Street, 14 Yellow Brick Road, & 50 Parkway Place**, Hyannis MA – Map 342 Parcel 031 Plan entitled “Plan of Land No. 25 & 35 Main Street, No. 14 Yellow Brick Road, No. 50 Parkway Place, Hyannis, MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required plan for **84 Park Street**, Hyannis MA – Map 327 Parcel 204 Plan entitled “Plan of Land for No. 84 Park Street Hyannis, MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required plan for **26 Gleason Street**, Hyannis MA – Map 327 Parcel 207 Plan entitled “Plan of Land for No. 26 Gleason Street, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

Cape Cod Hospital has submitted an Approval Not Required plan for **43 Lewis Bay Rd**, Hyannis MA – Map 327 Parcels 225G, 225H, 225J, 225K and 225L Plan entitled “Plan of Land of No. 43 Lewis Bay Road, Hyannis, MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026 (Click [HERE](#) for materials and plan)

### **General Correspondence**

Chapter 91 Notice – Town of Barnstable - North & West Bay Maintenance Dredging

Chapter 91 Notice – 79 Short Beach Rd. – Pier, Ramp and Floats – Short Beach Realty Trust

### **Discussion Item**

Public Art Guidelines Discussion - (possible vote – Click [HERE](#) for materials)

### **Staff Updates**

### **Zoning Subcommittee Updates**

### **Matters Not Reasonably Anticipated by the Chair**

### **Approval of Minutes**

March 23, Draft Minutes (Click [HERE](#) for draft minutes)

**Future Meetings:** April 27<sup>th</sup>, and May 11<sup>th</sup>, 2026

### **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.pina@barnstable.gov](mailto:Karen.pina@barnstable.gov) or calling 508-862-4064.