



Town of Barnstable Planning Board



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Board Members

Stephen Robichaud – Chair Robert Twiss – Vice Chair Tim O’Neill - Clerk Mary Barry Michael Mecenas Raymond Sexton Matthew Teague
Paula Schnepf – Town Council Liaison

Planning & Development Dept. Staff Support

James Kupfer, AICP, Director
Kyle Pedicini, Assistant Director - kyle.pedicini@town.barnstable.ma.us
Karen Pina – Principal Assistant - karen.pina@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes June 9, 2025

Stephen Robichaud – Chairman	Present
Robert Twiss, Vice Chairman	Present
Tim O’Neill – Clerk	Present
Mary Barry	Present
Michael Mecenas	Present
Raymond Sexton	Present
Matthew Teague	Present

Also in attendance were Planning & Development Staff: James Kupfer, Director, Kyle Pedicini, Assistant Director, and Karen Pina, Principal Assistant

Application materials may be accessed through the Planning Board website at: <https://www.townofbarnstable.us/boardscommittees/PlanningBoard/default.asp?brd=Planning+Board&brdid=19&ear=2023> or by contacting Karen.pina@town.barnstable.ma.us 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: <http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

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

Call to Order Introduction of Commission and Board Members

General Public Comment - None

Subdivisions

Subdivision No. 605 - Anne J. Villano, Trustee of the Jensen Family Trust has submitted a Form G request for release of covenant for 130 Foxglove Road, Marstons Mills

Attorney Matt Fitzsimmons in attendance. He explains that covenant for 2 lots. Both now have homes on them. All requirements have been met and completed. Asking for motion to approve lot 2.

Jim Kupfer, this subdivision was stated as complete. No record of Form G. May have not been completed.

Chair Stephen Robichaud entertains a motion, moved by Matt Teague to release the Covenant for Lot 2 at 130 Foxglove Road, Subdivision 605 as identified in the submission to the Planning Board, seconded by Ray Sexton,

Roll Call Vote:

Matt Teague - aye
Michael Mecenias - aye
Ray Sexton - aye
Mary Barry - aye
Bob Twiss - aye
Tim O'Neill - aye
Stephen Robichaud - aye

Special Permits

Barnstable Black Belt LLC has submitted a Special Permit application for the property located at 79 Center Street, Hyannis for multi family housing - The Applicant has requested relief from section 240-24.1.6(B) minimum primary ground story fenestration requirement. The applicant proposes 36.43% fenestration where 60% is required. The subject property is located at Assessors Map 327, Parcel 065, zoned Downtown Main Street

Attorneys John Kenney and Patrick Nickerson in attendance.

Motion to open the public hearing made by Tim O'Neill, second by Ray Sexton,

Roll Call Vote:

Matt Teague - aye
Michael Mecenias - aye
Mary Barry - aye
Ray Sexton - aye
Bob Twiss - aye
Tim O'Neill - aye
Stephen Robichaud - aye

Attorney Patraick Nickerson - Roberta Maya and Sam lameck, Pesci Eng. of West Dennis. Karoline Viana in attendance.

Shows a presentation. 8,934 sq. ft. lighting, parking, utilities, public water and sewer.

Existing Conditions shown. Very walkable, right near Transportation Center. Street views shown. Some trees will be removed for the development. View from Dynaflo Drive. Willow Ave views.

Sam lameck, shows the site plan. Walkways, sidewalks. Elevations in grades. Parking lot with 10 spaces. Zoning chart listing the requirements for downtown district. Comply with all except for fenestration. They are seeking relief for.

Karoline Viana - Design review of the building. Gable roof. Tando composite for siding. Trim proposing Azek. Materials reviewed. HV Zoning, gallery with balcony. Secondary, entries for residential. Around 39 ft. 29.11 Willow Street. Visual reduction of the mass. Lighting. Design meets the intent of the form based code.

Attorney Nickerson, ground floor has 3 residential apartment buildings. Privacy needed. 35.43% which requires relief.

Jim Kupfer, section 240 24 – refers to relief from minimal ground level. Special permit this point built in if this was to happen.

Chair Stephen Robichaud, a lot of glass on first floor.

Jim Kupfer, first floor intent would need large windows, but not for residential.

Chair Stephen Robichaud, does this meet all guidelines?

Jim Kupfer, yes, went through Site Plan review.

Attorney Kenney, do need relief for the parking – needs zoning approval.

Matt Teague, no comments, thinks this is smart.

Michael Mecnas, thanks presenters. Thinks will add nicely.

Mary, does comply with parking? Just landscaping right? Seems like the building on the left.

Bob Twiss, because residential, less windows would be right.

Tim O’Neill, infill development, good to see a use for this lot.

Chair Stephen Robichaud, great location, great design.

Chair Stephen Robichaud asks for any public comment. None.

Chair Stephen Robichaud entertains a motion to close public hearing, moved by Tim O’Neill, seconded by Ray Sexton,

Roll Call Vote:

Matt Teague - aye

Michael Mecnas - aye

Ray Sexton - aye

Mary Barry - aye

Bob Twiss - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Chair Stephen Robichaud entertains a motion to approve, moved by Tim O’Neill to approve with the following Findings:

Draft Findings

- 1. The property location is 79 Center Street, Hyannis, is shown on Assessor’s Map 327 Parcel 065 in the Downtown Main Street zoning district.**
- 2. The Applicant, Barnstable Black Belt LLC, seeks a Special Permit pursuant to 240-24.1.6(B)2(c). The applicant is proposing 36.43% primary ground floor fenestration where 60% minimum is required**
- 3. The Planning Board finds that the issuance of the Special Permit is consistent with the Design and Infrastructure Plan and that the development meets the following criteria:**
 - a. Provide housing that supports a mix of income levels and provides both ownership or rental housing.**
- 4. The application falls within a category specifically excepted in the ordinance for a grant of a Special Permit. Section 240-24.1.6(B)2(c) allows the Planning Board to provide relief on façade buildout requirements by Special Permit.**

5. After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the zoning ordinance and would not represent a substantial detriment to the public good or the neighborhood affected.
6. An application for this project has been approved by Formal Site Plan on November 7, 2024.
7. Lesser primary ground floor fenestration is shown to be adequate given special circumstances including:
 - a. Use of primary ground floor space as residential units.
8. The proposed repairs, alterations and/or expansion are not substantially more detrimental to the surrounding neighborhood - Approving Draft Conditions 1 through 7,

Seconded by Matt Teague,

Roll Call Vote

Matt Teague - aye

Michael Mecnas - aye

Mary Barry - aye

Ray Sexton - aye

Bob Twiss - aye

Tim O'Neill - aye

Stephen Robichaud - aye

General Business

Review and Recommendation of Local Comprehensive Plan to Town Council (LCPC)

Jim Kupfer gives a presentation of the Draft Local Comprehensive Plan – all the participants are in the draft. Three years in the making. Met with many departments. Review of data that was used to make the plan. Vision Statement. Over the next 10 years. Resident input. 7 Chapters. Locally and regionally. Future Land Use Map. Community engagement. Started in Sept. 2022. Went to many local events to see what people are thinking. QR code done. High School. Town wide survey. Coordinated interests. Met several times a month. Met 29 times at Town Hall. Late 2024 went back out to the public. Went to all the villages and met and had town wide meetings with translation services. Stakeholder meetings. More than 2,000 public comments received. Interactive mapping tools. Executive Summary, lays out structure. Targeted Action plan. Four key areas. Review of Future Land Map. Regional and commercial. West Main Street section. RPOD nothing proposed to change here. Historic preservation areas. Independence Park and future of this area. Heard a lot about neighborhoods here and limited bus service. Cape Cod Community College area - Connection point and corridor here/Rte 132.

Targeted Action Plan; Study areas. Master Plan. Preserve open land. Increase lot size. Implementation. This document is to guide Town Council's strategic plan. Consider priorities and implement. Hoping it to be a useful document and help guide them.

All found on Barnstable LCP.com – living website. Story Map, will have clickable maps. Summary document. Additional Planning Efforts; have other master planning efforts that are guided by this plan.

Hyannis Harbor Master Plan

Great Streets Downtown

Rte 132

Marstons Mills School Prop MP

Greening Hyannis

Open Space & Recreation

Chair Stephen Robichaud, asks for the origin of the LCPC. Clarifies this is for Planning Board to look at.

Jim Kupfer, Mass General Law states master plan for their community. Cape Cod Commission, regulation from the Commission, lays out the structure and the adoption of a plan. Got to Commission and they certify after goes to Town Council.

Planning Board will help implement this – in recommending to Town Council. This is welcome before goes to Town Council.

Chair Stephen Robichaud doesn't think Planning Board role is to go line by line. Just to take a look at. Pg. 8 and Pg. 9; to acknowledge and recognize them.

Several member of LCPC are in attendance: Katia DaCunha, Lindsey Counsell, Avery Revere
Bob Twiss.

Chair Stephen Robichaud - All are named that have been involved and have helped to make this document happen. Pg. 8 and Pg. 9. Three years of work. Wonderful job. Constantly received notifications about this. Constantly being mentioned. E-blasts, news letters and town website. Great job engaging with the community.

Lindsey Counsell – looks forward to the Planning Board review and any comments. This has to be a moving fluid document. This is from the people.

Avery Revere – thanks Staff. We need to do a lot more planning. Independence Park. Concerns with Rte 132, between the College and Barse's Way. Document that needs to keep growing. Need to work with all and changing when we need to.

Bob Twiss – a lot of support and staff have worked well for this. Circular interaction is good. How will challenges be addressed.

Matt Teague, commends all for their effort.

Michael Mecnas. Amazing to see the community getting involved with this. Thanks all.

Ray Sexton, a lot of focus on Hyannis as opposed to Barnstable. Metrics to be applied and adhered to. We have a responsibility to use this as a guiding document.

Mary Barry, a lot of information in this. A process so can look at each year. Part of an annual process. Something all need to do.

Tim O'Neill, need to keep as a living document and use going forward, future. The amount of engagement is impressive. Community engagement. Data and input.

Chair Stephen Robichaud, 3 items; further study of specifically Independence Park and RteT 132 and West Main, housing strategy and housing adjustments, more affordable and address inclusionary and all income levels that need help, these steps need to take place. Collaborate more with Town Council on strategy and zoning and implementation. Now this is a modern plan. Should make part of our annual operations. Make more of a collaborative effort.

Jim Kupfer, beginning of new year.

Chair Stephen Robichaud, maybe in the fall every year, report out to Town Council (TC) and how does it relate to this, the goals. Pull info together and figure out what to report to TC. Strategic plan?

Jim Kupfer, yes, can be utilized this way or make sure they are meeting their strategic plan.

Chair Stephen Robichaud, any requirement for this for TC?

Jim Kupfer, he believes annually.

Chair Stephen Robichaud, what is Planning Board's role and how can we implement this plan – maybe an annual joint meeting, need more collaboration. This is the way to keep this going/moving, to make all worthwhile.

Chair Stephen Robichaud moves to recommend to Town Council, seconded by Michael Mecnas,

Roll Call Vote:

Matt Teague - aye

Michael Mecnas - aye

Mary Barry - aye

Ray Sexton - aye

Bob Twiss - aye

Tim O'Neill - aye

Stephen Robichaud - aye

General Correspondence

Chapter 91 Notice – 190 Connors Rd., Centerville – Catignani – maintenance of aluminum pile

Staff Updates

Jim Kupfer will be coming with Housing Production Plan (HPP) update. Draft is nearly ready. Finalized 5 year consolidated for Community Block Grant program. Housing report presentation, updating that as well, come in the fall with that.

Kyle Pedicini, working with Open Space Committee to update.

Discussion regarding June 23rd meeting – Chair and Michael and Tim won't be here on the 23rd. Possibly cancel this meeting.

Chair Stephen Robichaud - Bob Twiss will not be continuing on Planning Board. Thanks Bob for being on the Board.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

May 12, 2025, Draft Minutes

Chair Stephen Robichaud moves to approve the draft minutes of May 12, 2025, seconded by Tim O'Neil,

Roll Call Vote:

Matt Teague - aye

Michael Mecnas - aye

Ray Sexton - aye

Mary Barry - aye

Bob Twiss - aye

Tim O'Neill - aye

Stephen Robichaud - aye

Future Meetings: June 23rd, and July 14, 2025, @ 7:00 p.m.

Adjournment

Chair Stephen Robichaud entertains a motion to adjourn, moved by Bob Twiss, seconded by Michael Mecnas,

Roll Call Vote:

Matt Teague - aye
Michael Mecnas - aye
Ray Sexton - aye
Mary Barry - aye
Bob Twiss - aye
Tim O'Neill - aye
Stephen Robichaud - aye

The meeting adjourned at 8:23 p.m.

Respectfully Submitted,

Karen Pina, Principal Assistant, Planning & Development

Further detail may be obtained by viewing the video via Channel 18 on demand at

<http://www.town.barnstable.ma.us>

APPROVED