



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

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

Planning & Development Dept. Staff

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

AGENDA

December 22, 2025

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

Meeting notice previously filed with Town Clerk

Application materials may be accessed through the Planning Board website at:

<https://www.townofbarnstable.us/boardscommittees/PlanningBoard/default.asp?brd=Planning+Board&brdid=19&year=2025> 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:

<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

Zoning Amendments

TC Item No. 2026-006 (Continued Public Hearing) – Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning to Repeal the Downtown Village District and Amend the Zoning Map to Replace the Downtown Village District with Downtown Neighborhood Zoning District (Click [HERE](#) for materials) – *continued from September 22, 2025, October 27, 2025 and November 24, 2025*

TC Item No. 2026-008 (Continued Public Hearing) – Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances Chapter 240 Zoning, Article V Accessory Uses by Repealing and Replacing Section 240-46, Home Occupation with a New Section 240-46 Home Occupation that Adds Definitions, Licensing Requirements and Makes Certain Other Revisions (Click [HERE](#) for materials) – *continued from September 22, 2025, November 10, 2025 and December 8, 2025*

TC item No. 2026-012 (Continued Public Hearing) – Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, Article V Accessory Uses, by Repealing Section 240-45 Off-Street Storage of Trailers and Replacing with a New Section 240-45 Off-Street Parking and Storage of Commercial Vehicles, Trailers and Mobile Homes (Click [HERE](#) for materials) – *continued from September 22, 2025, November 10, 2025 and December 8, 2025*

Staff Updates

Approval of Minutes

December 8, 2025, Draft Minutes (Click [HERE](#) for draft minutes)

Future Meetings: January 12, 2026 and January 26, 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@town.barnstable.ma.us or calling 508-862-4064.