



# Town of Barnstable Planning Board



[www.townofbarnstable.us/PlanningBoard](http://www.townofbarnstable.us/PlanningBoard)

## Board Members

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

## Planning & Development Dept. Staff

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

## AGENDA

### March 24, 2025

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:

<https://www.townofbarnstable.us/boardscommittees/PlanningBoard/default.asp?brd=Planning+Board&brdid=19&ear=2023> or by contacting [Karen.pina@town.barnstable.ma.us](mailto: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**

### **Approval Not Required**

Jeffrey Kaschuluk has submitted an ANR plan entitled "Plan of Land of 291 Flint Street, Barnstable (Marstons Mills) Mass" dated February 11, 2025, drawn by Sullivan Engineering & Consulting, Inc. (Click [HERE](#) for plan and materials)

### **Zoning Amendments**

TC Item No. 2025-075 -Proposal to amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, to add three properties to the Multifamily Affordable Housing residential district to allow for by-right affordable housing in addition to special permit affordable housing, and to add parking requirements, roof mounted solar system requirements, principal permitted uses, and other multifamily affordable housing requirements – *continued from March 10, 2025* (Click [HERE](#) for materials)

### **General Correspondence**

Chapter 91 Notice – 101 Center Lane, Centerville – Green Family Trust – seasonal pier

Chapter 91 Application – 60 Bay Shore Rd., Hyannis – Keinkrauss – maintenance of existing pile, pier and float

### **Staff Updates**

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

### **Approval of Minutes**

February 10, 2025 Draft Minutes (Click [HERE](#) for draft minutes)

February 24, 2025 Draft Minutes (Click [HERE](#) for draft minutes)

**Future Meetings:** April 14<sup>th</sup>, and April 28<sup>th</sup>, 2025 @ 7:00 p.m.

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