



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

Stephen Robichaud, Chair Robert Twiss, Vice Chair Tim O'Neill, Clerk Mary Barry Michael Mecnas Raymond Sexton Matthew Teague

Town Council Liaison – Paula Schnepf

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

April 28, 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&y 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

Approval Not Required

An Approval Not Required plan entitled "Approval Not Required Plan prepared for Wilkens Lane Properties LLC, prepared by DiPrete Engineering, last revised March 28, 2025" has been submitted to the Board for endorsement as an Approval Not Required (ANR) plan (Click [HERE](#) for materials)

Zoning Amendments

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 and March 24, 2025* (Click [HERE](#) for materials)

Staff Updates

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

April 14, 2025, Draft Minutes (Click [Here](#) for draft minutes)

Future Meetings: May 12th, 2025 and June 9th, @ 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 or calling 508-862-4064.