



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

Stephen Robichaud, 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
Kyle Pedicini, Assistant Director – kyle.pedicini@town.barnstable.ma.us
Karen Pina, Principal Assistant – karen.pina@town.barnstable.ma.us

AGENDA

July 14, 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=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

Subdivisions

Bill Eagan has submitted as built plans and a request for Form M completion for Sub. No. 827

(Click [HERE](#) for materials)

Regulatory Agreements

Reg. Agrmnt No. 2022-001, 442 Main Street, Hyannis request for second minor modification

(Click [HERE](#) for materials)

Housing Production Plan Public Meeting Presentation (Click [HERE](#))

Annual Election of Officers

General Correspondence

Letter from Jennifer Ratliff – received June 26, 2025 (Click [HERE](#))

Staff Updates

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

June 9, 2025, Draft Minutes (Click [HERE](#) for draft minutes)

Future Meetings: July 28th and August 11, 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 or calling 508-862-4064.