Town of Barnstable

Planning Board

www.barnstable.gov/planningboard

Board Members
Stephen Robichaud, Chair Tim O'Neill, Vice Chair Matt Teague, Clerk Mary Barry Michael Mecenas Raymond Sexton Catherine Finkenstaedt
Town Council Liaison - Betty Ludtke
Planning & Development Dept. Staff
James Kupfer, AICP, Director – james.kupfer@barnstable.gov
Kyle Pedicini, Assistant Director - kyle.pedicini@barnstable.gov
Karen Pina, Principal Assistant - karen.pina@barnstable.gov

AGENDA
November 23, 2026
Meeting notice previously filed with Town Clerk

The Planning Board's Public Hearing will be held at 7:00 p.m. by remote participation methods do to the Town Hall's elevator repair and in compliance per the American Disabilities Act in the Commonwealth of Massachusetts. Alternative public access to this meeting shall be provided in the following manner:

1. **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-watch-now - *The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.*

2. Real-time access to the Planning Board meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Planning Board by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: https://townofbarnstable-us.zoom.us/j/85724150577

Meeting ID: 857 2415 0577 Phone: 888 475 4499 US Toll-free

Join instructions: https://townofbarnstable-us.zoom.us/meetings/85724150577/invitations?signature=pQ6PzU7DZrTIaxup2p0os9LbDKQP1DPBOtYF3a2znx0

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing.

Call to Order Introduction of Board Members

Planning Board Chair Public Comment Statement

General Public Comment

Approval Not Required Plans *(Not a Public Hearing)*
An Approval Not Required Plan entitled "Approval Not Required Plan of Land at 2361 Main Street, Barnstable, MA Barnstable Fire District, for Randall H. Friedline & David L. Taylor, Trustees Friedline Family Irrevocable Trust" dated October 30, 2026 has been submitted for approval – *continued from November 9, 2026* (Click HERE for materials and plan)

Subdivisions *(Public Hearing)*
Gladstone LP has submitted a Definitive Subdivision application for approval for 32 Pleasant Hill Lane, Hyannis Ma – Plan entitled "Definitive Plan of Land, 32 Pleasant Hill Lane Hyannis, MA" prepared for Gladstone LP, dated September 30, 2026 – *continued from October 26, 2026* (Click HERE for plan and materials)

Regulatory Agreements *(Public Hearing)*
SCR Pleasant Street, LLC, (*formerly known as CapeBuilt Pleasant Street, LLC)* has submitted a request for a major amendment to Regulatory Agreement No. 2017-003 for the properties located at 24, 28, 40, 43, 50, 52, 54, 60, and 62 Pleasant Street and 86 South Street in Hyannis, MA (Click HERE for application materials)

General Correspondence
Chapter 91 Notice – 1017 West Main St., Centerville – Tousignant – reconstruction of stairs and dock
Chapter 91 Notice – 640 Poponessett, Shoestring Bay – Barnstable County – LDS Development Group LLC – pier, ramp and float

Staff Updates

Zoning Subcommittee Updates

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes
October 26, 2026 Draft Minutes (Click HERE for draft minutes)

Future Meetings: December 14th and December 28th, 2026 *(remote meetings)*

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@barnstable.gov or calling 508-862-4064. If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the American with Disabilities Act or state law, please contactTammy Cunningham, Deputy Director at Human Resources, at 508-862-4692, or at tammy.cunningham@barnstable.gov.