



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

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

March 23, 2026

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: www.barnstable.gov/planningboard contacting Karen.pina@barnstable.gov 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

Approval Not Required Plans

Timothy Telman – Brad Sprinkle have submitted an Approval Not Required plan for 199 Barnstable Road, Hyannis MA – Map 310 Parcels 154, 289, 331, & 332 Plan entitled “Brad Sprinkle/Proposed Housing, 199 Barnstable Road, Hyannis 02601” dated November 14, 2025 (Click [HERE](#) for materials and plan)

Subdivisions

Preliminary Subdivision No. 832. Marcello Mallegni has submitted a preliminary subdivision application for approval for the property located at 337 and 345 Main Street, Hyannis, plan entitled “Ocean Grove Preliminary Subdivision Plan, 337 and 345 Main Street, Hyannis, MA (Barnstable County)” dated March 9, 2026 (Click [HERE](#) for materials and plans)

General Correspondence

Chapter 91 Notice – Mass Audubon-Barnstable Great Marsh Salt Restoration

Chapter 91 Notice – 10 Nyes Neck Road East, Bearse Pond (Wequaquet Lake) – Herman – seasonal dock

Chapter 91 Notice – 122 & 182 Bridge St., Osterville – Oyster Harbors Yacht Basin; maintenance dredging

Staff Updates

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

February 9, 2026, Draft Minutes (Click [HERE](#) for draft minutes)

Future Meetings: April 13th and April 27th, 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@barnstable.gov or calling 508-862-4064.