



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

May 11, 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

Glenn S & Gary W. Mackenzie Trust/GM Development Trust has submitted an Approval Not Required plan for 214 Route 149 – Map 078 Parcel 069-002 and 069-072 for Plan entitled “Plan of Land Lot A & B, Route 149 Marstons Mills, Massachusetts, prepared for Mackenzie Brothers, Inc., 214 Route 149 Marstons Mills, MA 02648” dated April 21, 2026 (Click [HERE](#) for materials and plan)

Subdivisions

Subdivision No. 779 – Catherine Raspante, Trustee of The Catherine Raspante Realty Trust has submitted a Form M Certificate of Completion (Click [HERE](#) for materials and plan)

Preliminary Subdivision No. 838 – Stuart Bornstein has submitted a preliminary subdivision application for approval for the property located at 32 Pleasant Hill Lane, Hyannis, plan entitled “Preliminary Plan of Land of 32 Pleasant Hill Lane, Hyannis, MA, prepared for Gladstone LP” dated April 9, 2026 (Click [HERE](#) for materials and plan)

Definitive Subdivision No. 831 – The Cape Companies, LLC has submitted a Definitive Subdivision application for approval for the property at 145 Barnstable Road, Hyannis, MA, plan entitled “145 Barnstable Road, Hyannis MA 02601”, prepared for The Cape Companies, prepared by Baxter Nye Engineering & Surveying, dated April 7, 2026 (Click [HERE](#) for materials and plan)

Staff Updates

Zoning Subcommittee Updates

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

April 27, Draft Minutes (Click [HERE](#) for draft minutes)

Future Meetings: June 8th, 2026 and June 22, 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.