



Town of Barnstable Planning Board



www.barnstable.gov/planningboard

Board Members

Stephen Robichaud, Chair Tim O'Neill, Vice Chair Matt Teague, Clerk Mary Barry
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

August 24, 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

Special Permit (*public hearing*)

Louis N. Vinios, Trustee, J & P Hyannis Trust has submitted a request for a special permit for the address located at 378 & 384 Barnstable Road and 425 Iyannough Road, Hyannis – Map 311 Parcel 026 & Map 328 Parcel 070 (Click [HERE](#) for materials and plan)

Approval Not Required Plans (*not a public hearing*)

Louis N. Vinios, Trustee, J & P Hyannis Trust has submitted an Approval Not Required plan entitled "Approval Not Required Plan, ANR 1.0" prepared for JPA Management, LLC, dated October 28, 2025 (Click [HERE](#) for materials and plan)

Staff Updates

Zoning Subcommittee Updates

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

August 10, 2026 Draft Minutes (Click [HERE](#) for draft minutes)

Future Meetings: September 14th and September 28, 2026 (*remote meeting*)

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 contact Tammy Cunningham, Deputy Director at Human Resources, at 508-862-4692, or at tammy.cunningham@barnstable.gov.