



# Town of Barnstable Planning Board



[www.barnstable.gov/planningboard](http://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](mailto:james.kupfer@barnstable.gov)

Kyle Pedicini, Assistant Director - [kyle.pedicini@barnstable.gov](mailto:kyle.pedicini@barnstable.gov)

Karen Pina, Principal Assistant - [karen.pina@barnstable.gov](mailto:karen.pina@barnstable.gov)

## AGENDA

### September 28, 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/89584599125>

Meeting ID: 895 8459 9125

Phone: 888 475 4499 US Toll-free

Join instructions: [https://townofbarnstable-us.zoom.us/join/89584599125?signature=OW9C6ASrfUYMo8kxIknl-VRYZnaQisfdH\\_b1PO711Oo](https://townofbarnstable-us.zoom.us/join/89584599125?signature=OW9C6ASrfUYMo8kxIknl-VRYZnaQisfdH_b1PO711Oo)

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**

## **Subdivisions**

Sub. No. 832 - Marcello Mallegni has submitted a request for a Definitive Subdivision for the properties located at; 337, 345 and 347 Main Street, Hyannis – Map 327 Parcels 111 & 112 – Plan entitled "Ocean Grove Definitive Subdivision Plan, 337, 345, and 347 Main Street in Hyannis Massachusetts (Barnstable County) Overall Lot Plan, dated August 28, 2026 (Click [HERE](#) for materials and plans)

**Staff Updates**

**Zoning Subcommittee Updates**

**Matters Not Reasonably Anticipated by the Chair**

**Approval of Minutes**

September 14, 2026 Draft Minutes (Click [HERE](#) for draft minutes)

**Future Meetings:** October 26, 2026 and November 9<sup>th</sup>, 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](mailto: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](mailto:tammy.cunningham@barnstable.gov).