



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Board Members

Stephen Robichaud – Chair Robert Twiss – Vice Chair Tim O’Neill - Clerk Mary Barry Michael Mecenas Raymond Sexton Matthew Teague
Felicia Penn – Town Council Liaison

Planning & Development Dept. Staff Support

James Kupfer, AICP, Interim Director
Karen Pina – Principal Assistant - karen.pina@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes July 22, 2024

Stephen Robichaud – Chairman	Present
Robert Twiss, Vice Chairman	Present
Tim O’Neill – Clerk	Present
Mary Barry	Absent
Michael Mecenas	Present
Raymond Sexton	Absent
Matthew Teague	Present

Also in attendance were Planning & Development Staff; James Kupfer, Interim Director and Karen Pina, Principal Assistant.

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: <http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

Call to Order Introduction of Board Members

Public Comment- None

Approval Not Required

Thomas Hart has submitted an Approval Not Required Plan entitled “Plan of Land, 121 & 135 Strawberry Hill Road, Centerville, MA” dated June 11, 2024

Dan Ojala of Downcape Engineering in attendance. He explains the proposed application. Section/division for conveyance, doesn’t subtract frontage from abutter. Properties above developed a long time ago. Creating new strip. Division of larger into main lot 2. No zoning violations. Improvement overall. Note on plan, parcel for conveyance and parcel 1 to be combined.

Chair Stephen Robichaud entertains a motion to approve/endorse, moved by Bob Twiss to endorse the plan entitled “Plan of Land, 121 & 135 Strawberry Hill Road, Centerville, MA” prepared for Thomas Hart, prepared by Down Cape Engineering, Inc. dated June 11, 2024 as an Approval Not Required Plan. The plan as submitted qualifies as an Approval Not Required plan and it should be endorsed by the Board as:

1. It does not constitute a subdivision because each of the lots have the minimum required frontage on an existing way having suitable grades, and adequate construction to provide for the needs of

vehicular traffic in relation to the proposed use and for the installation of municipal services to serve such use or has been labeled as “not buildable”; and

2. All materials and conditions of Chapter 801, Article IV Approval Not Required Plans, have been submitted and are in full compliance, seconded by Matt Teague,

Roll Call Vote:

Matt Teague – aye

Michael Mecnas - aye

Bob Twiss - aye

Tim O’Neill - aye

Stephen Robichaud - aye

General Correspondence

Chapter 91 Notice - 279 Nyes Neck Rd., Centerville – Gans – maintain dock

Staff Updates

Jim Kupfer- had meetings with various . New ad hoc subcommittee, nominated Chair and have draft Housing Production Plan (HPP) in August. Ad Hoc to reassess regulatory agreements (RA) and improve zoning. Presentation on what is a RA, to get ad hoc committee up to speed. More discussions. Annual Community Preservation Committee (CPC) meeting.

Chair Stephen Robichaud, big housing conversation presentation. Discussed having done at Planning Board if members would like. Trust gets the money for housing now, CPC doesn’t handle now. Wished more recreation progress.

Jim Kupfer Jillian Douglas presented.

Chair Stephen Robichaud – working group with Hyannis Main Street Waterfront Historic District Commission (HHDC) have a unified design guideline draft. Need another meeting to look at the draft.

Jim Kupfer, updates, he gave out draft to HHDC members. Will get feedback by next week and then distribute to Planning Board for their view and then do another joint meeting.

Chair Stephen Robichaud – yes bring two groups together. Then possible bring to Town Council, but once approved it’s ours moving forward.

Tim O’Neill, update on the old Marstons Mills School project?

Jim Kupfer gave update to Town Council (TC) – have all public information. Met with consulting engineering who is doing concepts. Three conceptual designs to be done and then present to TC and the public in early September, and to refine down to one.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

July 8, 2024, Draft Minutes

Chair Stephen Robichaud entertains a motion to approve the draft minutes of July 8, 2024, moved by Tim O’Neill, seconded by Michael Mecnas,

Roll Call Vote;

Matt Teague - aye

Michael Mecnas - aye

Bob Twiss - aye

Tim O’Neill - aye

Stehen Robichaud - aye

Future Meetings: August 12, 2024 @ 7:00 p.m.

Adjournment

Chair Stephen Robichaud entertains a motion to adjourn, moved by Bob Twiss, seconded by Matt Teague,

Roll Call Vote:

Matt Teague - aye

Michael Mecnas - aye

Tim O'Neill - aye

Bob Twiss - aye

Stephen Robichaud - aye

The meeting adjourned at 7:15 p.m.

Respectfully Submitted

Karen Pina, Principal Assistant, Planning & Development

Further detail may be obtained by viewing the video via Channel 18 on demand at
<http://www.town.barnstable.ma.us>

APPROVED