



Town of Barnstable Planning Board



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Board Members

Stephen Robichaud – Chair Robert Twiss – Vice Chair Tim O’Neill - Clerk Mary Barry Michael Mecnas Raymond Sexton Matthew Teague
Paula Schnepf – Town Council Liaison

Planning & Development Dept. Staff Support

James Kupfer, AICP, Director
Kyle Pedicini, Assistant Director - kyle.pedicini@town.barnstable.ma.us
Karen Pina – Principal Assistant - karen.pina@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes May 12, 2025

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

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

Application materials may be accessed through the Planning Board website at: <https://www.townofbarnstable.us/boardscommittees/PlanningBoard/default.asp?brd=Planning+Board&brdid=19&year=2023> or by contacting Karen.pina@town.barnstable.ma.us 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: <http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

Call to Order Introduction of Commission and Board Members

General Public Comment - None

Special Permits

35 Iyannough Road Realty Trust and Curren Huyser have submitted a Special Permit application for the property located at 35 Iyannough Road, Hyannis, MA, Assessors Map 343 Parcel 03 requesting parking relief

Motion to open the public hearing, moved by Ray Sexton, seconded by Michael Mecnas,

Roll Call Vote:

- Matt Teague - aye**
- Michael Mecnas - aye**
- Ray Sexton - aye**
- Bob Twiss - aye**
- Tim O’Neill - aye**
- Stephen Robichaud - aye**

Attorney Paul Tardif in attendance. He explains the proposal. 30,000 sq. ft. South side. Will not be extending the regulatory agreement that was previously here. Loading and unloading docks. Wants to use for a white glove storage, operates in Nantucket, location good for this. Stored items, no self storage, has employees for the site. Limited parking, 6 spaces in front. Back of building, additional 9 spaces for a total of 15 on site. Will not have a retail component where storage is. Employees in back spaces. Plans to use 3 or 4 trucks at most. Less intense and doesn't need as many spaces.

Chair Stephen Robichaud, potential front area use.

Jim Kupfer, how will regulatory agreement (RA) not be used and end - Planning Board hasn't seen a RA from begin to end yet. Two items need to be completed to move forward; bi right use and mechanism is to go through Site Plan Review, Bldg. Commissioner has confirmed. Compliance with former RA. As Built completed. All outstanding items have completed for existing RA. A new owner can move forward. One rationale was the zoning change over the course of time, can use now as allowed bi right.

Chair Stephen Robichaud, informal is complete?

Attorney Tardiff, ready for Thursday for formal site plan.

Chair Stephen Robichaud, recommends that we condition that this passes formal site plan review. Use proposed, 14 spaces, feels sufficient, concerned with the front being leased. Would a lease trigger another look at the special permit, or go back to Site Plan, or condition?

Jim Kupfer, contemplate this is full build out. Further expansion prohibited without prior approval of the Planning Board. Can add additional language, could be put in.

Matt Teague, clarifies asking for 15 where 45 was needed. If more intense use, condition on formal written complaints and more than 5. Had a wholesale operation here previously. Doesn't see a potential that would change dramatically, as is and retail. As long as by right than no need unless multiple complaints. No problem with this.

Chair Stephen Robichaud agrees to not add any condition.

Ray Sexton, asks for clarification of high usage.

Matt Teague explains. By right use here. Wouldn't further condition the tenancy unless triggered by building.

Curren Huyser, owner in attendance. Nice frontage. Moving companies don't usually have that. Good signage. No type of intense business. Produce business has 35 trucks, we are much less.

Chair Stephen Robichaud confirms not a lot of traffic in and out for this type of business.

Ray Sexton clarifies the 14 on hand and 53 required? Supplementary parking?

Jim Kupfer, you can eliminate that one, number 7A, not applicable.

Bob Twiss, aerial photo – 16 cars and 4 tractor trailers. 3 bays, cars parked towards the back. With change in the business will there be tractor trailers there all the time or just picking up?

Currey Huyser, owner, we don't have any intent to have tractor trailers, we use box trucks.

Bob Twiss, looks like comfortable fit 21 cars or so comfortably.

Attorney Tardiff, will be enough for staff in back.

Tim O'Neill, are these existing spots or will new ones be done?

Attorney David Lawler, represented Adam Weiner, owner Fresh Produce. Whole back parking area had tractor trailers but his is no longer the case or use. This no longer exists. In back gravel. Not lined spaces.

Chair Stephen Robichaud asks for clarification of formal site plan, June 5th is the meeting date?

Jim Kupfer, state on upcoming agenda in the findings in case of any date/schedule change for Site Plan.

Chair Stephen Robichaud entertains a motion to close the public hearing, moved by Matt Teague, seconded by Ray Sexton,

Roll Call Vote:

Matt Teague – aye

Michael Mecnas – aye

Ray Sexton – aye

Bob Twiss – aye

Tom O'Neill – aye

Stephen Robichaud – aye

Motion made by Chair Stephen Robichaud to approve Special Permit No. 2025-001, 35 Iyannough Road, with the following findings and conditions;

Draft Findings

- 1. The property location is 35 Iyannough Road, Hyannis, Hyannis is shown on Assessor's Map 343 Parcel 003 in the Highway Commercial District.**
- 2. The Applicant and Curren Huyser, seeks a Special Permit pursuant to 240-24.1.5C(2)(b). The applicant proposes 15 parking spaces where 45 are required.**
- 3. The Planning Board finds that the issuance of the Special Permit is consistent with the Design and Infrastructure Plan and that the development meets the following criteria:**
 - a. Support locally owned businesses and business that employ Cape Cod residents.**
- 4. The application falls within a category specifically excepted in the ordinance for a grant of a Special Permit. Section 240-24.1.5C(2)(b) allows the Planning Board to reduce on-site parking requirements by Special Permit.**
- 5. After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the zoning ordinance and would not represent a substantial detriment to the public good or the neighborhood affected.**
- 6. An application for this project has been reviewed by Informal Site Plan Review and shall proceed to Formal Site Plan. Approval by Formal Site Plan shall be received prior to occupancy permit issuance.**
- 7. Lesser off-street parking is shown to be adequate given special circumstances including:**
 - a. Characteristics of use invalidating normal methods of calculating parking demand.**

8. The proposed repairs, alterations and/or expansion are not substantially more detrimental to the surrounding neighborhood.

Recommend Draft Conditions No. 1 through 7 –with a revision to Condition No. 3, to read as follows; This Special Permit modification shall allow for the reduction of parking required, the Applicant shall provide 15 parking spaces on site where 45 are required, seconded by Ray Sexton,

Roll Call Vote:

Matt Teague - aye
Michael Mecnas - aye
Ray Sexton - aye
Tim O’Neill - aye
Bob Twiss - aye
Stephen Robichaud - aye

General Correspondence

Chapter 91 Notice – 494 Elliott Rd, Centerville River – Landry – Boardwalk & Seasonal Pier

Staff Updates

Jim Kupfer, greening the Gateway, tree planting program. 500 trees either planted or signed up for. Ameri Corp team. Had celebration today planted 18 more trees there. GreeningHyannis.com

Ray Sexton, was funding for Ameri corp cut?

Jim Kupfer, yes, nationally, county has issued a budget, didn’t impact our local team. LCP committee meeting on May 20th to review final plan. Concluded public outreach, ended at BHS. Going through edits now. Meeting in early June.

Bob Twiss comments - wanted to have completed no later than end of June, may need another meeting, most members are in favor .

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

April 28, 2025, Draft Minutes

Chair Stephen Robichaud entertains a motion to approve, moved by Matt Teague, second by Bob Twiss,

Roll Call Vote:

Matt Teague - aye
Michael Mecnas - aye
Ray Sexton - aye
Bob Twiss - aye
Tim O’Neill - aye
Stephen Robichaud - aye

*Several members will not be here for June 23, 2025, meeting.
Stephen, Tim and Michael.*

Future Meetings: June 9th and June 23rd, 2025, @ 7:00 p.m.

Adjournment

Chair Stephen Robichaud entertains a motion to adjourn, moved Bob Twiss, second by Michael Mecnas,

Roll Call Vote:

Matt Teague - aye

Michael Mecnas - aye
Ray Sexton - aye
Bob Twiss - aye
Tim O'Neill - aye
Stephen Robichaud - aye

The meeting adjourned at 7:36 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