



Town of Barnstable Planning Board

www.barnstable.gov/PlanningBoard



Board Members

Stephen Robichaud, Chair Tim O'Neill, Vice Chair Matthew Teague, Clerk Mary Barry Michael Mecenas Raymond Sexton Catherine Finkenstaedt

Town Council Liaison

Planning & Development Dept. Staff Support

James Kupfer, AICP, Director

Kyle Pedicini, Assistant Director - kyle.pedicini@barnstable.gov

Karen Pina – Principal Assistant - karen.pina@barnstable.gov

Town of Barnstable PLANNING BOARD Minutes January 12, 2026

Stephen Robichaud – Chairman	Present
Tim O'Neill – Vice Chair	Present
Matthew Teague - Clerk	Present
Mary Barry	Present
Michael Mecenas	Present
Raymond Sexton	Present
Catherine Finkenstaedt	Absent

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:

www.barnstable.gov/PlanningBoard or by contacting [Karen.pina@barnstable.gov](mailto: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 - 7:02 p.m.

Planning Board Chair Public Comment Statement

General Public Comment - None

Approval Not Required Plans

Claudio and Maria Diletizia – Tsien Eddy, LLC have submitted an Approval Not Required plan for 81 and 91 Hawes Ave, Hyannis MA – Map 323 Parcels 009 & 101

John O'Dea, Sullivan Engineering in attendance.

Chair Stephen Robichaud refers to Staff Report and plan received.

Jim Kupfer explains the proposed. The Applicant came before for road rescission. Now, finalizing by adding centerline to formalize lot a and lot b. Hawes Ave. is a public way.

John O'Dea explains, last month rescinded the way now splitting 81 and 91 formally. Both have frontage and are going to be two separate lots.

Tim O'Neil – lot line to the south was that existing prior to this or new line?

John O'Dea, existing line between two parcels.

Motion by Matt Teague to approve/endorse as submitted subject to the follow findings:

The plan as submitted qualifies as an Approval Not Required plan and it should be endorsed by the Board as:

- **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**
- **All materials and conditions of Chapter 801, Article IV Approval Not Required Plans, have been submitted and are in full compliance.**

Seconded by Michael Mecenas,

Roll Call Vote:

Mary Barry - aye

Ray Sexton - aye

Matt Teague - aye

Tim O'Neill - aye

Michael Mecenas - aye

Stephen Robichaud - aye

Draft Open Space and Recreation Plan

Presentation;

Kyle Pedicini gives an update. Need letter from Planning Board stating, had a review and comment on. Planning Board is an entity needed.

Exhibit A.

Public Outreach – Phase 1

About 300 responses. Feedback by email and in person. Public meetings an stakeholders. Recreation, Conservation, Water Resources. Phase II. Drafts in October. Open Space Committee has reviewed comments. Open public comment period. Community meeting on Nov. 19th. Heard a lot for a need for Hyannis, Have revised the latest draft. 14 goals and 79 objectives over the next 10 years. Several entities need to send letter; Planning Board, Recreation Commission and Conservation Commission. Then will need to be approved by Town Council and sent to Mass Division of Conservation Services.

Chair will need to send letter.

Chair Stephen Robichaud thanks all that have worked on this. Housing Production Pan (HPP) was one of the main entities. Next step to get this done as well. Community Preservation Committee (CPC) and how will be used. There has been a lot of public comment and the changes are good. 10 year period.

Playgrounds and green space. Green space in Downtown Hyannis. A lot can be done, pocket parks, community spaces and CPC funds could be used for these. Bond ad a tool to build playgrounds and quickly. Hyannis needs this attention.

Michael Mecenas, alot of work put into this. Good that other languages provided as well.

Tim O'Neill great public process and engaging all. Would definitely recommend to proceed.

Matt Teague, state level a movement to dramatically revamp regulations - Regarding Hunting on Sundays. Can town's regulate this? Deer hunting, there is a dramatic change. Nantucket will open for multiple seasons.

Ray Sexton, Local Comprehensive Plan's (LCP) 8 a year for 10 years some are smaller than others? Need to track. Pickleball.

Kyle Pedicini, yes, try to make streamlined and not make repetitive. Exploring but need to recognize residential neighborhoods. Mitigating impacts.

Ray Sexton, input from water districts? Cotuit?

Kyle Pedicini, yes, they were consulted.

Mary Barry, nice to see another program that provides a roadmap going forward and it's a living document.

Motion made by Tim O'Neill to authorize the Chair chairman to sign a letter of recommendation stating that the Planning Board has had an opportunity to review and provide input into Barnstable's Open Space and Recreation Plan update, seconded by Michael Mecenas,

Roll Call Vote:

Mary Barry - aye

Ray Sexton - aye

Matt Teague - aye

Tim O'Neill - aye

Michael Mecenas - aye

Stephen Robichaud - aye

Discussion Items

- Appointment of a representative to the Town Council Zoning Subcommittee

Jim Kupfer explains, the town is establishing a subcommittee – where does zoning come from. Amendments to local regulations. Used to have a similar subcommittee, zoning amendments before get to Town Council (TC) or a town meeting. TC discussed and will be established by Town Counsellors and Chair or designee of Planning Board and Zoning Board of Appeals. Each year would look for appointment for the Board to be forwarded to the TC. Subcommittee will work on proposed zoning amendments. Some ongoing topics. i.e. some recent proposals that have come to Planning Board. Will be recommendation by TC from the subcommittee. Would allow for further public involvement.

Chair Stephen Robichaud thinks good concept. Any zoning will not go into effect without coming to Planning Board.

Ray Sexton clarifies that this is a formal adjunct by TC – not Ad Hoc?

Jim Kupfer, this is a standing committee adopted by TC.

Tim O'Neill, regular board subject to OML?

Jim Kupfer, yes, public meetings, not hearings. Meet monthly, possibly more.

Tim confirms the makeup of the board. Doesn't change procedure.

Jim Kupfer, sometimes petitioners – can't change Mass General 40A.

Ray Sexton, if reversal of form based zoning, how would that look, what process?

Jim Kupfer just like any other zoning change would proceed. Public hearing. The subcommittee will work almost like a workshop. This is opportunity to bring people together in advance as opposed to going to TC then Planning Board. This is to vet and get public comment early. Get public input before it goes through the zoning process.

Ray Sexton confirms like a pre process.

Chair Stephen Robichaud, 7 person board.

Mary Barry, why not just establish a zoning board, like Planning Board (PB) is? Why not move under ZBA. Instead of another subcommittee?

Jim Kupfer, had this conversation at TC. Reflected on regulatory agreements. TC ultimately has last say. Public engagement to help decide – ZBA and PB both involved.

Discussion – regarding zoning and the ZBA Board. Procedure for this subcommittee. This committee would be the gatekeeper. State talk about MGL changes to Chapter 40 and Planning Board / make more structured and binding.

Motion made by Matt Teague to support creation of Town Council subcommittee creation and nominate Chair Stephen Robichaud, seconded by Ray Sexton,

Roll Call Vote:

Mary Barry - aye

Ray Sexton - aye

Matt Teague - aye

Tim O'Neill - aye

Michael Mecenas - aye

Stephen Robichaud - aye

- Conflict of Interest Training

Chair Stephen Robichaud gives a presentation. Informational about Conflict of Interest Training. Must do every 2 years. Remind all to do. .pdf will be sent to all with a link to access. Chapter 268a.28, State Ethics Commission. Procedure to set up/do.

General Correspondence

Staff Updates

Jim Kupfer, Great Streets project at 100 percent design. Admin logistics. Proceeding positively. ZBA has Comprehensive permit for Centerville multi family housing. Wednesday night is the meeting. Regulatory and zoning subcommittee if issues to be addressed can have a meeting ahead of time.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

December 22, 2025, Draft Minutes

Motion made by Ray Sexton to approve, seconded by Mary Barry,

Roll Call Vote:

Mary Barry - aye

Matt Teague - aye

Ray Sexton - aye

Tim O'Neill - aye

Michael Mecenas - aye

Stephen Robichaud - aye

January 29th 2026, Town Council will be starting the vetting for the 6 zoning amendments previously at Planning Board.

Future Meetings: January 26, and February 9, 2026

Adjournment

Motion made by Chair Stephen Robichaud to adjourn, seconded by Matt Teague,

Roll Call Vote:

Mary Barry - aye

Ray Sexton - aye

Matt Teague - aye

Tim O'Neill - aye

Michael Mecenas - aye

Stephen Robichaud - aye

The meeting adjourned at 8:03 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.gov>