



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 Mecnas 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 February 9, 2026

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

www.barnstable.gov/PlanningBoard or by 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

Tim O'Neill, Vice Chair calls the meeting to order.

General Public Comment - None

Special Permits

91 Louis LLC - Jake Dewey has submitted a special permit application for property located at 91 Louis Street, Hyannis, Map 309 Parcel 210 for residential apartment building

Vice Chair Tim O'Neill entertains a motion to open the public hearing, seconded by Michael Mecnas,

Roll Call Vote:

Mary Barry - aye

Matt Teague – aye

Michael Mecnas - aye

Catherine Finkenstaedt - aye

Tim O'Neill - aye

Kyle Pedicini explains the façade request. Build out percentages. Has been to Site Plan Review.

Jake Dewey in attendance. Mark Hansen also in attendance.

Jake Dewey, building designed to fit on the side. Pre existing is less than 80%. Want to make less non conforming. Need a 10 ft. separation from other building.

Mark Hansen currently 25% - this would be less non forming. Corner lot. Asking for this relief.

Matt Teague, frontage confirms the entirety of perimeter? Entirety of the curvature. When originally built?

Jake Dewey, yes entire. 70”s

Vice Chair Tim O'Neill, is the max façade buildout on zoning tables? Summary tables? In bulk regulations? Confirms updated plan – Dec. 9th plan.

Mark Hansen, met every other requirement outside of this. Points out from the plan. Max building width.

Kyle Pedicini, one listed under the lot.

Vice Chair Tim O'Neill, yes, make a note and put in zoning table.

Mark Hansen, most recent revision Jan. 28th.

Jake Dewey, DPW comments.

Vice Chair Tim O'Neill entertains a motion to close the public hearing, moved by Matt Teague, seconded by Mary Barry,

Roll Call Vote:

Mary Barry - aye

Matt Teague - aye

Michael Mecnas - aye

Catherine Finkenstaedt - aye

Tim O'Neill - aye

Mary Barry makes reference to No. 3 of the Draft Findings, consistent with the design and infrastructure and supports housing and ownership and rental.

Kyle Pedicini, that's how it reads from the design and infrastructure plan, not specific to this request.

Vice Chair Tim O'Neill, HHDC - will this be in the HHDC and GIZ - Reviewed during site plan review.

Mary Barry makes a motion to approve Special Permit No. 2026-001 91 Louis Street with the following findings and conditions.

Draft Findings:

- 1. The property location is 91 Louis Street, Hyannis, Hyannis is shown on Assessor's Map 309 Parcel 210 in the Downtown Village district.**
- 2. The Applicant, 91 Louis Street, LLC, seeks a Special Permit pursuant to section 240-24.1.7.B.3(c). The applicant proposes a façade buildout percentage of 51.5%, where 80% is 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. Provide housing that supports a mix of income levels and provides both ownership and rental housing.
4. The application falls within a category specifically excepted in the ordinance for a grant of a Special Permit. Section 240-24.1.7.B.3(c) allows the Planning Board provide relief from façade buildout 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 Formal Site Plan Review and obtained approval on January 15, 2026.
7. Lesser façade buildout is shown to be adequate given special circumstances including:
 - a. The proposal is a reduction of a pre-existing non-conformity.
 - b. Granting of the Special Permit will result in increased green space and tree canopy.
 - c. The proposed greenspace and structures shall adequately screen parking.
8. The proposed repairs, alterations and/or expansion are not substantially more detrimental to the surround neighborhood,

With draft conditions as written - Conditions 1 through 7, as of February 9th, 2026.

Seconded by Matt Teague,

Roll Call Vote:

Mary Barry - aye

Matt Teague - aye

Michael Mecnas - aye

Catherine Finkenstaedt aye (has filed a Disclosure Notice for this matter)

Tim O’Neill - aye

General Correspondence

Staff Updates

Kyle Pedicini, update Town Council (TC) has opened and continued zoning amendment items, no discussion at last TC meeting. The two on commercial parking and home occupation will be withdrawn.

Mary Barry confirms the subcommittee formed for zoning.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

January 12, 2026, Draft Minutes

Vice Chair Tim O’Neill entertains a motion for approval of draft minutes, moved by Mary Barry, seconded by Catherine Finkenstaedt,

Roll Call Vote:

Mary Barry - aye

Matt Teague - aye

Michael Mecnas - aye

Catherine Finkenstaedt - aye
Tim O'Neill - aye

Future Meetings: February 23 and March 9, 2026

Adjournment

Vice Chair Tim O'Neill makes a motion to adjourn, seconded by Mary Barry,

Roll Call Vote:

Mary Barry - aye

Michael Mecnas - aye

Matt Teague - aye

Catherine Finkenstaedt - aye

Tim O'Neill - aye

The meeting adjourned at 7:20 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>