



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 March 23, 2026

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

Also in attendance were Planning & Development Staff; 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

Planning Board Chair Public Comment Statement

General Public Comment - None

Approval Not Required Plans

Timothy Telman – Brad Sprinkle have submitted an Approval Not Required plan for 199 Barnstable Road, Hyannis MA – Map 310 Parcels 154, 289, 331, & 332 Plan entitled "Brad Sprinkle/Proposed Housing, 199 Barnstable Road, Hyannis 02601" dated November 14, 2025

Attorney Patrick Nickerson in attendance, for the Applicant Matt Eddy. Explains the plan, parcel A/199 Barnstable Rd. currently multi family project in progress. Want to insure compliance with the DMS zoning. Met on Grove Street, frontage, may have two areas given the lot shape. Non buildable triangle lot. This will comply once ANR approved.

Chair Stephen Robichaud entertains a motion, Ray Sexton moves to endorse the plan entitled “Approval Not Required Plan” prepared for Brad Sprinkle, prepared by Baxter Nye Engineering & Surveying, dated November 14, 2025, as an Approval Not Required Plan - with the following Findings:

- **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 Matt Teague,

Roll Call Vote:

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Michael Mecnas – aye

Catherine Finkenstaedt - aye

Stephen Robichaud - aye

Subdivisions

Preliminary Subdivision No. 832. Marcello Mallegni has submitted a preliminary subdivision application for approval for the property located at 337 and 345 Main Street, Hyannis, plan entitled “Ocean Grove Preliminary Subdivision Plan, 337 and 345 Main Street, Hyannis, MA (Barnstable County)” dated March 9, 2026

Chair Stephen Robichaud states that we just received a DPW Memorandum late today.

Kyle Pedicini explains what the preliminary process is/does.

Attorney Nickerson in attendance representing the applicant. This is for the purpose of freezing the zoning for this project. We did get the approved curb cut previously. Two waivers included related to turn around and street trees to the South of Main Street and the public lot. Chapter 40A, section 6. Will continue once approved within 7 months.

Chair Stephen Robichaud goes over the process – refers to pg. 2 of the Staff Report, Findings are here. 5th Finding added to recommend that all department comments included as well.

Ray Sexton confirms A Street size and the waiver for the dead end street.

Attorney Nickerson reviews the plan.

Chair Stephen Robichaud seems like the only lot would be lot 1 to have access to Main Street. Recommend that Lot 2 have access from Ocean Street rather than Main Street and as far away from traffic light as possible. Lot 4 and Lot 3 to keep the traffic off of the busy Main Street.

Tim O’Neill – add a number 5 to read - DPW comments as recommended.

Kyle Pedicini - may want to amend the 3rd Finding for the lot access – Ocean Street, for Lots 3 and 4.

Chair Stephen Robichaud entertains a motion, moved by Tim O'Neill to approve the Preliminary Subdivision Plan Number 832, "Ocean Grove Preliminary Subdivision Plan" dated March 10, 2026, by BSC Group - with the following Findings (and as amended):

1. The Application for Tentative Approval of Preliminary Plan (Form B) was submitted for the property located at 337 and 345 Main Street, Hyannis, Map 327 Parcels 111 & 112 by BSC Group, dated March 10, 2026. The property is zoned Downtown Main Street (DMS).
2. The Preliminary Subdivision Plan is shown on the plan entitled "Ocean Grove Preliminary Subdivision Plan" dated March 10, 2026, by BSC Group.
3. The Preliminary Subdivision Plan will create four new lots on a minor private way, with access from Main Street for Lots 1 and 2 and access from a ~~new street~~ Ocean Street for Lots 3 and 4. The subdivision as proposed will be connected to public water and sewer.
4. The Applicant has requested a waiver from the Subdivision Rules and Regulations. In accordance with Section 801.5.(A) the Board may waive strict compliance with these requirements when, in its judgment, such action is in the public interest and not inconsistent with the intent or purposes of the Subdivision Control Law. In accordance with Section 801.5.(A) of the Code of the Town of Barnstable, Waiver Criteria, the Planning Board has made the following findings:
 - a) Granting of the waivers requested are in the best interest of the citizens of the Town.
 - b) The plan is well designed, and in keeping with the general design principles set forth in Article VI of the Subdivision Rules and Regulations.
 - c) There is adequate access to the lots for the uses intended thereon.
 - d) The plan is in keeping with the character of the surrounding area.
5. All DPW comments are recommended.

seconded by Ray Sexton,

Roll Call Vote:

Ray Sexton - aye

Matt Teague - aye

Tim O'Neill - aye

Michael Mecnas - aye

Catherine Finkenstaedt - aye

Stephen Robichaud - aye

General Correspondence

Chapter 91 Notice – Mass Audubon-Barnstable Great Marsh Salt Restoration

Chapter 91 Notice – 10 Nyes Neck Road East, Bearse Pond (Wequaquet Lake) – Herman – seasonal dock

Chapter 91 Notice – 122 & 182 Bridge St., Osterville – Oyster Harbors Yacht Basin; maintenance dredging

Staff Updates

Kyle Pedicini - reviews what last Town Council (TC) meeting had - DV and DM as well. Continuing discussion and Open Space may go to the next meeting as well.

Chair Stephen Robichaud TC update - started the Zoning Subcommittee, Home Occupation and Commercial Vehicles, and will look at the map change. More consistency in the language in the zoning.

Chair Stephen Robichaud – CPC Update. Playgrounds, memorandum states Chair and Vice Chair related to bond measure for playgrounds and Hyannis open space. Cost savings. Greenspace in Downtown Hyannis. Derelict or abandoned areas to do some sort of greenspace. Will engage with the business community for maintenance. Pocket parks/community gardens.

Ray Sexton asks if any update about the Zoning Amendment regarding height?

Kyle Pedicini, the Town Council did get an answer regarding height zoning amendment - from 49 to 44.

Chair Stephen Robichaud, also they talked about making uniform signage and more modernized.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

February 9, 2026, Draft Minutes

Chair Stephen Robichaud entertains a motion to approve the draft minutes of February 9, 2026, moved by Tim O'Neill, seconded by Michael Mecnas,

Roll Call Vote:

Ray Sexton - aye

Matt Teague - aye

Tim O'Neill - aye

Michael Mecnas - aye

Catherine Finkenstaedt - aye

Stephen Robichaud – aye

Future Meetings: April 13th and April 27th, 2026

Adjournment

Chair Stephen Robichaud makes a motion to adjourn, seconded by Matt Teague,

Roll Call Vote:

Ray Sexton - aye

Matt Teague - aye

Tim O'Neill - aye

Michael Mecnas - aye

Catherine Finkenstaedt - aye

Stephen Robichaud - aye

The meeting adjourned at 7:31 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>