



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 April 27, 2026

Stephen Robichaud – Chairman	Present
Tim O'Neill – Vice Chair	Present
Matthew Teague - Clerk	Absent
Mary Barry	Present
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

Item moved out of order by Chair:

Discussion Item

Public Art Guidelines Discussion - (possible vote)

Kyle Pedicini explains – 1 pg. that was held back for public art. These are shared guidelines that's why Planning Board is involved/final.

Chair Stephen Robichaud did review the information that was submitted.

Ray Sexton, refers to Memorandum and content neutral. Confirms Town Attorney is affirming with this.

Tim O’Neill, impressive amount of work and the working group did good job with this. Well put together and vetted.

Catherine Finkenstaedt, asks for clarification of what content based regulation and content neutral is, seems contradictory. What do the two terms mean?

Kyle_Pedicini - reads the regulation for content neutrality from draft.

Ray Sexton, explains the difference is regulations can’t tell you what content is good and what is bad. Had to get past what pictures are ok and what are not ok, in the opinion of the regulator. Had to work through that one is not any more desirable. As long as not hate speech or in poor taste then content neutral means can put up as long as not those two things.

Kyle Pedicini, focus on non communitive, placement is focused on more.

HHDC Chair Cheryl Powell in attendance; it is content neutral, wanted to make that very clear. Had presentation and worked with Town Attorney’s office. Placement and don’t want it to cause harm where placed.

Chair Stephen Robichaud, what Arts Group Committee? Artist entity comments.

Cheryl Powell, there were a few art projects - a few of them had weighed in on it and they have seen this draft.

Chair Stephen Robichaud moves to support the current final draft of Public Guidelines, seconded by Tim O’Neill,

Roll Call Vote:

Mary Barry - aye

Ray Sexton - aye

Tim O’Neill - aye

Michael Mecnas - aye

Catherine Finkenstaedt - aye

Stephen Robichaud - aye

Approval Not Required Plans

CR Southwind LLC has submitted an Approval Not Required plan for 65 Independence Drive and 990 Iyannough Road, Barnstable MA – Map 295 Parcel 15-X01, 15-X02 and Map 294 Parcel 4 Plan entitled “Approval Not Required Plan of Land, ANR 1.0 and ANR 2.0, prepared for Crocker Design Group, 2 Sharp Street – Unit A Hingham, MA 02043” dated April 10, 2026

Attorney John Kenney in attendance. Representing Southwind LLC.

Shane Mallon in attendance.

Southwind Plaza, Attucks Lane and Independence Drive. Originally 9 separate lots. 1 large unregistered single lot and wanted to divide to 6 separate lots. Facility re financing and sale of individual lots. 81X. DRI exemption. Went to Site Plan Review and then to ZBA for some zoning issues. No changes to existing curb cuts, none proposed. Entrance will remain as is. No new development proposed. Nothing planned as of yet. Easements would need to be granted. Will remain one plaza, but 6 lots as opposed to 9.

David Newhall from Crocker Design Group in attendance. Reviews the plan, lots 3, 4, 5, and 6. Frontage on Independence Dr. portion goes to Iyannough Rd. Lot 4, former Whole Foods. Lot 5 is Ethan Allen. Lot 6 has vacant parcel. Frontage off Independence Drive. Sheet 2 – Lots 1 and 2. Access through shared access drives.

Chair Stephen Robichaud asks, it this to give the owner more flexibility?
Attorney Kenny, correct.

Chair Stephen Robichaud confirms the Planning Board reviews frontage and access. Usually do more residential lots. Confirms where the area is that they extend to.

David Newhall, yes, not lots 5 and 6, they are off of Iyannough Rd.

Mary Barry, confirms this is for flexibility for the owner and finance of.

Ray Sexton, wetlands - Lot 6, .25 acres. Any changes in wetland protection?

Attorney Kenney, no because no new access is being proposed. If lot sold easement will need to be obtained.

Chair Stephen Robichaud, Lot 3, access across Lot 6. If Lot 3 became it's own you would have to have different access?

David Newhall, Lot 3 extends all the way down, it has a tail.

Tim O'Neill, behind Whole Foods, there is a retention pond. Is that servicing Kohls?

David Newhall, it takes a portion not all of it. Depending on what portion is. One person maintain and all covering whatever cost is needed.

Tim O'Neill if sold would need an easement. Pump house back there. Do you know what that is for?

David Newhall, its not in use anymore as far as we know.

Ray Sexton, how will the management be of/for the construction.

David Newhall, will be more of an association, where one entity is responsible for the campus as a whole.

Attorney Kenny, can't do the easement as of yet for any of these.

Tim O'Neill, confirms 9 Lots and then became one and now going to 6?

Attorney Kenney, yes, broken up a lot more.

Chair Stephen Robichaud entertains a motion - Mary Barry makes a motion to endorse the plan entitled "Approval Not Required Plan of Land 65 Independence Drive & 990 Iyannough Road, Barnstable MA" prepared for Crocker Design Group, prepared by Mallon Land Surveying LLC, dated April 10, 2026, as an Approval Not Required Plan with the following 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 Ray Sexton,

Roll Call Vote:

Mary Barry - aye

Ray Sexton - aye

Tim O’Neill - aye

Michael Mecnas - aye

Catherine Finkenstaedt - aye

Stephen Robichaud - aye

Subdivisions

Preliminary Subdivision No. 833 – Cape Cod Hospital has submitted a preliminary subdivision application for approval for the property at 25 Main Street, Hyannis, on a plan entitled “Preliminary Plan of Land in Hyannis, MA No. 25 Main Street Area, prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Preliminary Subdivision No. 834 – Cape Cod Hospital has submitted a preliminary subdivision application for approval for the property at 34 Park Street, Hyannis, on a plan entitled “Preliminary Plan of Land in Hyannis, MA No. 34 Park Street Area, prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Preliminary Subdivision No. 835 – Cape Cod Hospital has submitted a preliminary subdivision application for approval for the property at 43 Lewis Bay Road, Hyannis, on a plan entitled “Preliminary Plan of Land in Hyannis, MA No. 43 Lewis Bay Road Area, prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026

Preliminary Subdivision No. 836 – Cape Cod Hospital has submitted a preliminary subdivision application for approval for the property located at 60 Park Street, Hyannis, on a plan entitled “Preliminary Plan of Land in Hyannis, MA No. 60 Park Street Area, prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026

Preliminary Subdivision No. 837 – Cape Cod Hospital has submitted a preliminary subdivision application for approval for the property located at 105 Park Street, Hyannis, on a plan entitled “Preliminary Plan of Land in Hyannis, MA No. 105 Park Street Area, prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026

A request to withdraw has been submitted by email today, April 27, 2026, by Jeannie Kampas to withdraw the Cape Cod Hospital preliminary Subdivisions – No’s 833-837.

The Board is in receipt of an email dated April 27, 2026 from the applicant’s representative requesting withdrawal of preliminary subdivisions number 833, 834, 835, 836, and 837,

Motion made by Stephen Robichaud to accept the withdrawals of preliminary subdivisions number 833, 834, 835, 836, and 837, seconded by Tim O’Neill,

Roll Call Vote:

Mary Barry - aye

Ray Sexton - aye

Tim O’Neill - aye

Michael Mecnas - aye
Catherine Finkenstaedt - aye
Stephen Robichaud - aye

Zoning Subcommittee Updates

Chair Stephen Robichaud – review of Commercial Vehicle Ordinance and Home Occupation. Refers to Memorandum and information received from Building Dept. Doesn't think this is a widely main issue. Number of complaints over time. This equates to less than half a percent. Adjustment of home occupation to help the Bldg. Commissioner enforce. Next meeting is on May 20th at 5:30. Accepting any correspondence.

Catherine Finkenstaedt, why no numbers from 2025?

Chair Stephen Robichaud, the information is lagging and this is the most up to date?
Kyle Pedicini confirms, yes, 2025 is totally not done yet. Active complaints as well.

Chair Stephen, there is a difference between a complaint and a violation. Doesn't think good to restrict for those that are doing the right thing.

Tim O'Neill, heard some other information regarding commercial vehicles on residential properties. There are some instances where a business is operating in residential area. There is an issue, even though a small percentage. There should be a limit.

Discussion regarding Home Occupation and limits –

Ray Sexton, there is an issue for people to understand what the rules are. Need better clarity and definitions as to what is the scope of this zoning. Planning Board made the recommendation. You can enact whatever, but need enforcement to work.

Matters Not Reasonably Anticipated

Approval of Minutes

April 13, Draft Minutes

Motion made by Stephen Robichaud to approve, seconded by Mary Barry,

Roll Call Vote:

Mary Barry - aye
Ray Sexton - aye
Tim O'Neill - aye
Michael Mecnas - aye
Catherine Finkenstaedt - aye
Stephen Robichaud - aye

Future Meetings: May 11th, 2026 and June 8th, 2026

Adjournment

Motion made by Stephen Robichaud to adjourn, seconded by Tim O'Neill,

Roll Call Vote:

Mary Barry - aye
Ray Sexton - aye
Tim O'Neill – aye
Michael Mecnas - aye
Catherine Finkenstaedt - aye
Stephen Robichaud - aye

The meeting adjourned at 7:49 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>

APPROVED