



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 May 11, 2026

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

Larry Morin in attendance. Comments regarding 32 Pleasant Hill Lane. Zoning changes by Town Council. Plans, don't show any structures. Would like to see more details if planning on doing a subdivision.

Chair Stephen Robichaud, recent zoning changes that Planning Board (PB) forwarded to Town Council (TC) do have an impact on this item. Except for the map change, discussion about changing the map. Recommended to DV from DN, was not in effect.

Kyle Pedicini, Director Jim Kupfer gave presentation to TC re zoning changes and when will take effect. Will refer to that.

Chair Stephen Robichaud closes General Public Comment.

Approval Not Required Plans

Glenn S & Gary W. Mackenzie Trust/GM Development Trust has submitted an Approval Not Required plan for 214 Route 149 – Map 078 Parcel 069-002 and 069-072 for Plan entitled “Plan of Land Lot A & B, Route 149 Marstons Mills, Massachusetts, prepared for Mackenzie Brothers, Inc., 214 Route 149 Marstons Mills, MA 02648” dated April 21, 2026

This is not a public hearing.

Attorney Chris Kirrane in attendance.

Chair Stephen Robichaud entertains a motion to approve/endorse, moved by Matt Teague to endorse the plan entitled “Plan of Land Lot A & B, Route 149 Marstons Mills, Massachusetts” prepared for GM Development Trust, prepared by Land Planning, Inc, dated April 21, 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 Mary Barry,**

Roll Call Vote;

Mary Barry - aye

Matt Teague - aye

Tim O’Neill – aye

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Stephen Robichaud - aye

Subdivisions

Subdivision No. 779 – Catherine Raspante, Trustee of The Catherine Raspante Realty Trust has submitted a Form M Certificate of Completion

Attorney Chris Collins in attendance, on behalf of Catherine Raspante.

Kyle Pedicini, this subdivision was completed in 2003, not closed out at the time. This is a housekeeping issue. DPW has no known issues.

Chair Stephen Robichaud moves to grant the certificate of completion for Subdivision 779, Brittany Drive, Cotuit, and release any associated outstanding security deposit, seconded by Tim O’Neill,

Roll Call Vote:

Mary Barry - aye

Matt Teague - aye

Tim O’Neill - aye

Catherine Finkenstaedt - aye

Michael Mecnas - aye
Stephen Robichaud - aye

Preliminary Subdivision No. 838 – Stuart Bornstein has submitted a preliminary subdivision application for approval for the property located at 32 Pleasant Hill Lane, Hyannis, plan entitled “Preliminary Plan of Land of 32 Pleasant Hill Lane, Hyannis, MA, prepared for Gladstone LP” dated April 9, 2026

Dan Ojala of Downcape Engineering in attendance.

Chair Stephen Robichaud – this is not a public hearing.

Dan Ojala, this property has long history of permitting. Re did one that expired. Resource areas are not subject to appeal. Have to file the definitive within certain amount of time. Dividing land into 2. Small T on minor roads. Keep out of conservation. Roadway in good shape for emergency vehicles. Pavement 25 ft. radius, could use a bit more turning area. Review of road types. Asking for a reduction, no need for sidewalks. Small dead end street. Low speed traffic and level roadways. Waivers that are being asked for explained. Refers to the plan submitted. Minor B, turning T. Chapter 801 sections recited. Reduce impervious area. Sufficient access for the two lots.

Chair Stephen Robichaud states that correspondence has been received from Felicia Penn dated May 11, 2026.

Chair Stephen Robichaud, waiver being requested – why is the new street required? Not sufficient front on Pleasant Hill Lane?

Dan Ojala, to make more structured entrance. Could divide without a roadway. Possibly better to eliminate the current road.

Chair Stephen Robichaud would want to hear from Conservation and Fire Dept. Lot 2 unique lot. Sliver. How came to be?

Dan Ojala, cut out of a parent track. Actually merged , former division. Remnant of a former division.

Mary Barry, in support of more housing. Doesn't think this is an area to develop. Doesn't feel like good use of this property.

Matt Teague, how long is the main entrance?

Dan Ojala, about 75 ft. precisely 74.

Matt Teague, the right of way, is outside of the buffer?

Dan Ojala, yes.

Tim O'Neill, looking for DPW comments.

Dan Ojala, there is proposed sewer and drainage on the plans and some things are available for comment. This would lock in the prior development – sewer.

Tim O'Neill, a lot of preliminary's coming to us, trying to lock in zoning.

Discussion regarding the zoning and how subdivisions are being done.

Kyle Pedicini, within 45 days of submission give approval or disapproval. Suggest, how Board feels, can make a decision and add any conditions you would like added on to it. If disapprove, e, just state the reasons why.

Chair Stephen Robichaud moves to disapprove Preliminary Subdivision Plan Number 838, "Preliminary Plan of Land of 32 Pleasant Hill Lane, Hyannis MA" dated April 9, 2026, by Downcape Engineering, reason - would prefer a new look, if new street, need to see, seconded by Mary Barry,

Roll Call Vote:

Mary Barry - aye

Matt Teague - nay

Tim O'Neill - aye

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Stephen Robichaud - aye

Definitive Subdivision No. 831 – The Cape Companies, LLC has submitted a Definitive Subdivision application for approval for the property at 145 Barnstable Road, Hyannis, MA, plan entitled "145 Barnstable Road, Hyannis MA 02601", prepared for The Cape Companies, prepared by Baxter Nye Engineering & Surveying, dated April 7, 2026

Chair Stephen Robichaud moves to open the public hearing, seconded by Mary Barry,

Roll Call Vote:

Mary Barry - aye

Matt Teague - aye

Tim O'Neill - aye

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Stephen Robichaud - aye

Kyle Pedicini reads from Staff Report. Have not received comments from applicable Staff Departments. Possibly continue so DPW can weigh in and any other Departments.

Attorney Michael Schulz in attendance and John Lavelle, Baxter Nye Engineering.

Attorney Schulz gives a history of previous and preliminary. Proposed road and existing curb cut. Three waivers; April 14th letter has detailed. Request soil test pit, until prior to construction. Second waiver, tree map, site developed no removal of any trees. Third environmental analysis.

John Lavelle, 43 ft. right of way, gives roadway descriptions. No lot area requirement and meets the frontage. Paved roadway, drainage is designed to handle all to a 25 year storm. Utilities are public water, 8 inch water main to be added and 8 inch sewer line as well. All utilities are proposed underground, coming off of Barnstable Road.

Chair Stephen Robichaud, looks to be 3 parcels. To be developed as of right.

Kyle Pedicini, waiver requests see Staff Report, suggested conditions 14 through 16. Would have to come back to PB. Haven't gotten Staff comment from DPW or Board of Health yet. Condition C3 should be removed from the suggested conditions.

Chair Stephen Robichaud asks for any public comment.

Marcia Medeiros Cameron in attendance. Abutting property in her family. It has passed down through the family. Was not aware of the earlier meeting. Her attorney is not available tonight. Increased density here. Barnstable Road congested. Most of the new properties are unaffordable. Concerns with what is actually going to be built here. Objects to the waivers, especially soil testing. Environmental analysis. Parking concerns and encroachment on their lot. TC is currently evaluating zoning about high density projects. Easement. Land Court decision. Are the lots residential or commercial. What will the flow be for that private road? Traffic study been conducted? Long term of water and sewer.

Chair Stephen Robichaud, we are looking at the land – full construction is not our purview. Bldg. permits will need to be reviewed. PB role to deal with what we have on the plan and if all in order. Zoning not on agenda for this.

Matt Teague, good to hear the comments tonight. Certain mechanisms in the zoning by law. Subdivision control capabilities. Appreciate comments re soil and drainage.

Tim O’Neill, echoes and the process of it being done. Good to get the comments from abutters and those in the area.

Chair Stephen Robichaud entertains a motion to approve with conditions, 3c to be excluded, moved by Matt Teague to approve the Definitive Subdivision at 145 Barnstable Road, Hyannis, MA, Subdivision No. 831, dated April 7, 2026, by Baxter Nye Engineering & Surveying with the following findings suggested Findings 1 through 4;

1. The Application has been submitted for Approval of Definitive Subdivision Plan (Form C) by Baxter Nye Engineering & Surveying on April 14, 2026.
2. The Definitive Subdivision Plan is shown on, “145 Barnstable Road, Hyannis MA 02601”, dated April 7, 2026, by Baxter Nye Engineering & Surveying.
3. The Applicant has submitted a preliminary subdivision plan to the Planning Board.
4. The Applicant has requested certain waivers in order to maintain the rural character of the area. Applicant notes waivers may be required from §801-15, §801-18, and §801-24 (12) & (13),

referencing conditions 1 through 16 and strike section 3c, and as approved with Staff Report dated May 5th,2026, seconded by Michael Mecenass,

Roll Call Vote:

Mary Barry - aye

Matt Teague - aye

Michael Mecenass - aye

Tim O’Neill - aye

Catherine Finkenstaedt - aye

Stephen Robichaud - aye

Mary Barry makes a motion to close the public hearing, seconded by Michael Mecenass,

Roll Call Vote:

Mary Barry - aye

Matt Teague – aye

Michael Mecenass – aye

Tim O’Neill – aye

Catherine Finkenstaedt – aye

Stephen Robichaud - aye

Matters Not Reasonably Anticipated by the Chair

Tim O’Neill – other towns have reached out for a webinar for housing upper cape, put on by Climate Change Collaborative. They are looking for a Planning Board member from Barnstable.
Next Wed, 7 to 7:30 p.m. Chair Stephen Robicaud will ask Ray Sexton to do this.

Approval of Minutes

April 27, Draft Minutes

Motion made by Catherine Finkenstaedt to approve, seconded by Mary Barry,

Roll Call Vote:

Mary Barry - aye

Matt Teague – abstain

Michael Mecenias – aye

Tim O’Neil – aye

Catherine Finkenstaedt – aye

Stephen Robicaud – aye

Future Meetings: June 8th, 2026 and June 22, 2026

Adjournment

Chair Stephen Robicaud entertains a motion to adjourn, moved by Tim O’Neill, second by Mary Barry,

Roll Call Vote:

Mary Barry - aye

Matt Teague - aye

Tim O’Neill - aye

Michael Mecenias - aye

Catherine Finkenstaedt - aye

Stephen Robicaud - aye

The meeting adjourned at 8:02 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>