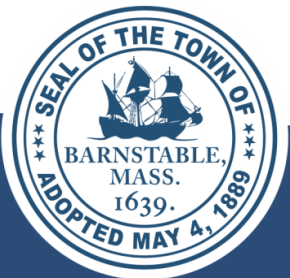


Town of Barnstable

Planning Board Presentation

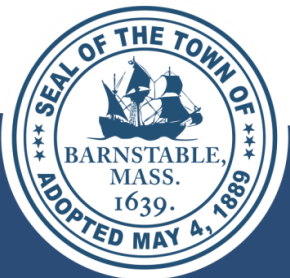
Steve Robichaud, Chair

October 23, 2025



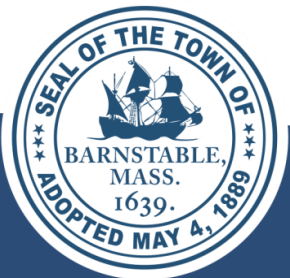
Planning Board Members

- Steve Robichaud, Chair
- Tim O'Neill, Vice-Chair
- Matthew Teague, Clerk
- Mary Barry
- Michael Mecenass
- Ray Sexton
- Catherine Finkenstaedt



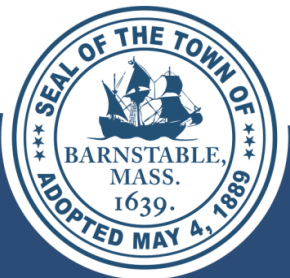
Planning Board Scope

- The Barnstable Planning Board was established in 1962 with the enactment of subdivision control
- The Planning Board is the permit granting authority for subdivisions and land divisions under the subdivision control law (MGL Chapter 41 Section 81), as well as Approval Not Required Plans (ANRs)



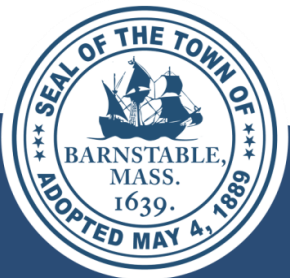
Planning Board Scope

- Planning Board authorities and responsibilities from the Town Charter: *The Planning Board makes recommendations to the Town Council with regard to any changes in the Zoning Ordinance of the Town. The Board is responsible for the regulation of subdivisions within the Town pursuant to MGL Chapter 41, §§ 81A through 81GG. It renders advice concerning land use planning to the Town Council. The Planning Board is an advisory and regulatory committee of the Town.*



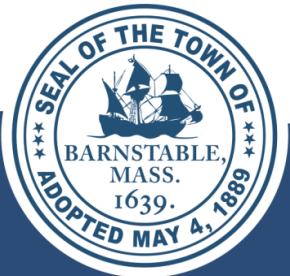
Planning Board Scope

1. Review, hold hearings, propose, and recommend zoning ordinance amendments
2. Review and act on subdivision requests
3. Special Permit Granting Authority in the Growth Incentive Zone (GIZ), Wind Energy Conversion Facilities (WECF's) and Senior Continuing Care Retirement Community Overlay District (SCCRCOD)
4. Review and monitor Barnstable Local Comprehensive Plan
5. Review and act on Scenic Road projects
6. Review and recommend Regulatory Agreements (Chapter 168)



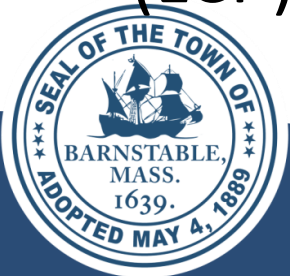
Planning Board Recent Achievements - 2023

- In FY23, the Board approved 13 ANRs and held public hearings for four Special Permit applications.
- The Board also reviewed four subdivision-related applications, and one proposed regulatory agreement.
- The Board held public hearings on two proposed zoning amendments and recommended both for adoption including:
 - Amending the general ordinance for Home Occupation
 - Amendment allowing for mixed use development, SCROD
- The Board held a public hearing on roadway discontinuance for Mother's Park in Centerville
- Approved Downtown Hyannis Unified Design Regulations and Guidelines in coordination with the HHDC



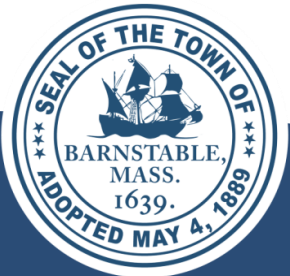
Planning Board Recent Achievements - 2024

- In FY24, the Board approved 10 ANRs and held three public hearings for Special Permit applications.
- The Board also reviewed five subdivision related applications and one regulatory agreement application.
- The Board held public hearings on one proposed zoning amendment before it was withdrawn
- The Board held a public hearing for updates with Dept. of Public Works (DPW) for the Comprehensive Wastewater Management Plan
- Reviewed and provided comment on the Local Comprehensive Plan (LCP) and Housing Production Plan (HPP)



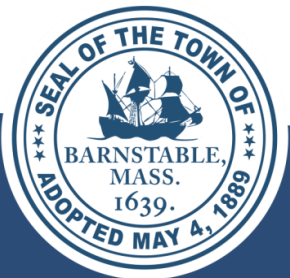
Planning Board Future Business

- Planning Board is currently reviewing six proposed zoning amendments to develop recommendations for Town Council
 - Four downtown Hyannis zoning amendments
 - Proposed home occupation and commercial parking amendments
- Annual monitoring for progress of action items outlined in the recently approved Local Comprehensive Plan
- New onboarding materials for new members that are also available to the public



Planning Board Future Business

- Planning Board annual report redesign to include photos, data, graphs to make it more readable
- Identify more training opportunities for Planning Board members
- Regular review of the Planning Board website to support transparency and education for the public



Questions?

