

# TOWN OF BARNSTABLE

NOTICE OF MEETINGS OF TOWN DEPARTMENT AND ALL TOWN BOARDS  
As Required by Chapter 28 of the Acts of 2009 which amends MGL Chapter 30 A

## PLANNING BOARD

**DATE OF MEETING:** September 22, 2025

Check below which one applies

This meeting has been previously posted \_\_\_\_\_

This is a special meeting which has not been posted \_\_\_\_\_

**TIME:** 7:00 P.M.

**PLACE:** \_\_\_\_\_

18 SEP '25 PM12:08  
BARNSTABLE TOWN CLERK

Barnstable Town Hall, 367 Main Street, Hyannis, MA, James H. Crocker, Jr., Hearing Room, 2<sup>nd</sup> Floor at 7:00 p.m.

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

General Public Comment

Approval Not Required Plans

Cotuit Fire District has submitted a Plan for 56 and 64 High Street, Cotuit, MA, entitled "56-64 High Street, Cotuit Mass COMM Fire District" for approval

Special Permits

Bornbam Associates, LLC have submitted a request for a Special Permit for the properties located at 337 and 345 Main Street, Hyannis for new curb cut - *continued from September 8, 2025*

Zoning Amendments

TC Item No. 2026-003 - Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, Article III District Regulations, Section 240-24.1.5 Standards for all Districts to Modify the Required Parking for Residential or Artist Live/Work and Establish a Parking Space Dimensional Standard

TC Item No. 2026-005 – Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances, chapter 240 Zoning, Article III District Regulations to Modify Building Height Requirements in the Downtown Main Street District and Downton Village District

TC Item No. 2026-006 – Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning to Repeal the Downtown Village District and Amend the Zoning Map to Replace the Downtown Village District with Downtown Neighborhood Zoning District

TC Item No. 2026-007 – Proposal to Amend the Code of the town of Barnstable, Part I General Ordinances, Chapter 240 Zoning to Amend the Area in the Downtown Main Street District Where Ground Floor Commercial Space is Required

TC Item No. 2026-008 – Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances Chapter 240 Zoning, Article V Accessory Uses by Repealing and Replacing Section 240-46, Home Occupation with a New Section 240-46 Home Occupation that Adds Definitions, Licensing Requirements and Makes Certain Other Revisions

TC item No. 2026-012 – Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, Article V Accessory Uses, by Repealing Section 240-45 Off-Street Storage of Trailers and Replacing with a New Section 240-45 Off-Street Parking and Storage of commercial Vehicles, Trailers and Mobile Homes

**General Correspondence**

Chapter 91 Notice – 21 Scottsdale Rd., Centerville – Ludin - Pier

**Staff Updates**

**Matters Not Reasonably Anticipated by the Chair**

**Approval of Minutes**

September 8, 2025, Draft Minutes

**Future Meetings:** October 27<sup>th</sup>, 2025, and November 10, 2025, @ 7:00 p.m.

**Adjournment**

**PERSONS INTERESTED ARE ADVISED THAT, IN THE EVENT ANY MATTER TAKEN UP AT THE MEETING REMAINS UNFINISHED AT THE CLOSE OF THE MEETING, IT MAY BE PUT OFF TO A CONTINUED SESSION OF THIS MEETING, WITHOUT FURTHER NOTICE.**

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. For meetings of a local public body, notice shall be filed with the municipal clerk and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.