

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: December 8, 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: _____

4 DEC '25 AM 11:40
BARNSTABLE TOWN CLERK

Barnstable Town Hall, 367 Main Street, Hyannis, MA, James H. Crocker, Jr., Hearing Room, 2nd 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

Roadway Rescission (New Public Hearing)

Claudio and Maria Diletizia/Tsien Eddy, LLC has submitted a request to rescind a private way located at 81 and 91 Hawes Ave, Hyannis, Map 323 Parcels 009 and 010

Zoning Amendments

TC Item No. 2026-008 (Continued Public Hearing) – 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 – *continued from September 22, 2025, and November 10, 2025*

TC item No. 2026-012 (Continued Public Hearing) – 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 – *continued from September 22, 2025 and November 10, 2025*

TC Item No. 2026-005 (Continued Public Hearing) – 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 – *continued from September 22, 2025, October 27, 2025 and November 24, 2025*

General Correspondence

Chapter 91 Notice – 0 & 87 Salten Point Rd., Barnstable Harbor-restoration/protection of existing marsh
Chapter 91 Notice – Town of Barnstable Maintenance and Improvement Dredging - Barnstable Harbor et al

Staff Updates

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

November 24, 2025, Draft Minutes

Future Meetings: December 22, @ 7:00 p.m. and January 12, 2026

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.