



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

Stephen Robichaud, Chair Robert Twiss, Vice Chair Tim O'Neill, Clerk Mary Barry Michael Mecenas Raymond Sexton Matthew Teague
Town Council Liaison – Felicia Penn

Planning & Development Dept. Staff

James Kupfer, AICP, Director – james.kupfer@town.barnstable.ma.us
Kyle Pedicini, Assistant Director - kyle.pedicini@town.barnstable.ma.us
Karen Pina, Principal Assistant - karen.pina@town.barnstable.ma.us

AGENDA

January 13, 2025

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

Meeting notice previously filed with Town Clerk

Application materials may be accessed through the Planning Board website at:

<https://www.townofbarnstable.us/boardscommittees/PlanningBoard/default.asp?brd=Planning+Board&brdid=19&ear=2023> or by contacting Karen.pina@town.barnstable.ma.us 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:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

Call to Order Introduction of Commission and Board Members

General Public Comment

Roy Catignani -New MA Regulation regarding Accessory Dwelling Units

Approval Not Required

Gladstone LP has submitted an Approval Not Required Plan entitled " Plan of Land of 32 Pleasant Hill Lane Hyannis MA prepared for Gladstone LP" dated December 6, 2024, Rev. December 18th, 2024 (Town Comments) for approval (Click [HERE](#) for materials and plan)

Cobb Trust has submitted an Approval Not Required Plan entitled "Plan of Land at 87 Oakmont Road, Barnstable, MA prepared for Cobb Trust" dated December 20, 2024 for approval (Click [HERE](#) for materials and plan)

Zoning Amendments

ZA No. 2025-060 – Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning to Revise the Definition of Accessory Dwelling Unit (ADU) and to Revise Use and Dimensional Requirements, Floor Area Definition, and Clarify Parking Restrictions and No Owner-Occupancy Requirement for ADU's - (Click [HERE](#) for materials)

General Business

A minor modification request has been submitted by Waterside Engineering for Special Permit No. 2023-02 - 810 Wakeby Rd., Marstons Mills, MA - minor modification to the plan (Click [HERE](#) for materials)

General Correspondence

Chapter 91 Notice and application – 365 Lakeside Drive, West – Katz – maintain seasonal dock

Staff Updates

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

December 9, 2024 Draft Minutes (Click [HERE](#) for draft minutes)

Future Meetings: January 27, 2025 and February 10, 2025 @ 7:00 p.m.

Adjournment

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Board may go into executive session. The Board may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing by contacting Karen.pina@town.barnstable.ma.us or calling 508-862-4064.