



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

Stephen Robichaud, Chair Tim O'Neill, Vice Chair Matt Teague, Clerk Mary Barry Michael Mecenas Raymond Sexton

Town Council Liaison – Paula Schnepf

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

November 10, 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&year=2025> 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:

<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

Special Permits

Dunrovin LLC has submitted an application for a special permit requesting relief for façade buildout requirements, for the property located at 27 Crocker Street, Hyannis, Map 327 Parcel 188 (Click [HERE](#) for materials)

Subdivisions

A preliminary subdivision application has been submitted by Baxter Nye Engineering & Surveying for The Cape Companies, for property located at 145 Barnstable Rd., Hyannis, Map 327 Parcel 244-001 (Click [HERE](#) for materials)

Zoning Amendments

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 (Click [HERE](#) for materials) – *continued from September 22, 2025*

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 (Click [HERE](#) for materials) – *continued from September 22, 2025*

General Correspondence

Staff Updates

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

October 27, 2025, Draft Minutes (Click [HERE](#) for draft minutes)

Future Meetings: November 24, 2025, and December 8, 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.