



# Town of Barnstable Planning Board



[www.town.barnstable.ma.us/PlanningBoard](http://www.town.barnstable.ma.us/PlanningBoard)

Board Members

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

Planning & Development Dept. Staff Support

James Kupfer, AICP, Director  
Karen Pina – Principal Assistant - [karen.pina@town.barnstable.ma.us](mailto:karen.pina@town.barnstable.ma.us)

## Town of Barnstable PLANNING BOARD Minutes October 28, 2024

Stephen Robichaud – Chairman	Absent
Robert Twiss, Vice Chairman	Present
Tim O’Neill – Clerk	Present
Mary Barry	Absent
Michael Mecenas	Present
Raymond Sexton	Absent
Matthew Teague	Present

*Also in attendance were Planning & Development Staff; Kyle Pedicini, Community & Economic Development Planner and Karen Pina, Principal Assistant.*

**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 Board Members and Staff

Vice Chair Robert Twiss will be chairing the meeting tonight, as Chair Stephen Robichaud is out.

**General Public Comment**

Vice Chair Bob Twiss asks for any public comment. None.

**Approval Not Required Plans**

Stephen J. Constantino, Trustee of Clifton-Constantino Living Trust has submitted an Approval Not Required Plan entitled “Plan of Land in Barnstable, MA, located in the Barnstable Fire District as surveyed and prepared for Stephen J. Constantino, Trustee of Clifton-Constantino Living Trust, owner; 37 Goodview Way, Barnstable” revised plan dated August 28, 2024, MTF, added zoning variance case no. & description, for approval

Vice Chair Bob Twiss states that there are only three members who will be able to sit on this matter, which is not a quorum, as Matt Teague has to recuse himself.

Matt Farrell, J.M. O’Reilly in attendance for the applicant. He has no issue with continuing the matter to the next meeting.

The matter will be continued to November 25, 2024, which is the next Planning Board meeting.

### **Subdivisions**

Great Marsh LLC, has submitted a request for covenant release for Lot 6, Sub. No. 247 – 1049 Main Street, Barnstable/Osterville MA

Attorney Margaret Grimm in attendance, on behalf of applicant. Memorandum submitted to the Planning Board. Looking for a release of covenant. Covenant was released in 1975, in didn't get recorded, was approved previously. Lots 2 and 3 are and have been released. Lot 6 is not burdened. Should be released.

Vice Chair Bob Twiss confirms that the applicable departments have been notified.

**Vice Chair Bob Twiss entertains a motion to approve release of covenant, moved by Tim O'Neill to release the covenant for Lot 6, 1049 Main Street, West Barnstable, Subdivision 247, seconded by Michael Mecenas,**

### **Roll Call Vote:**

**Matt Teague - aye**

**Michael Mecenas - aye**

**Tim O'Neill - aye**

**Bob Twiss - aye**

### **General Correspondence**

Letter from Chris Kuhn dated September 19, 2024

Chapter 91 application – 306 Long Beach Rd., Centerville – Attar – reconstruction; pier, ramp, floats

MEPA notice – Straightway and Hyannisport Water Treatment Facility Improvements

Chapter 91 notice – 306 Long Beach Rd., Attar – maintenance of; pier, ramp and floats

Chapter 91 notice – 4 Bay Rd., Cotuit – Martin & Lee – installation of; pier, ramp & float

### **Discussion**

Housing Production Plan

Vice Chair Bob Twiss gives update. Planning Board will hold off for a few months to give Ad hoc time. Planning Board Staff and all agreed may be better to review one more time. Nov. 25<sup>th</sup> 2024, possible future agenda item. Planning Board agrees to continue to Nov. 25<sup>th</sup> 2024, meeting.

### **Staff Updates**

Kyle Pedicini, Town will need to do Accessory Dwelling Units (ADU) amendment due to state bylaw. Planning Board is sponsor for these amendments – November 25, 2024, Agenda.

### **Matters Not Reasonably Anticipated by the Chair**

### **Approval of Minutes**

September 23, 2024, Draft Minutes

**Vice Chair Bob Twiss entertains a motion to approve, moved by Matt Teague, seconded by Tim O'Neill,**

### **Roll Call Vote:**

**Matt Teague - aye**

**Michael Mecenas - aye**

**Tim O'Neill - aye**

**Bob Twiss - aye**

**Future Meetings:** November 25, 2024 (Joint Meeting with HHDC) @ 7:00 p.m. and December 8, 2024

**Adjournment**

**Vice Chair Bob Twiss entertains a motion to adjourn, moved by Tim O'Neill, seconded by Michael Mecnas,**

**Roll Call Vote**

**Matt Teague - aye**

**Michael Mecnas - aye**

**Tim O'Neill - aye**

**Bob Twiss - aye**

The meeting adjourned at 7:11 p.m.

Respectfully Submitted,  
Karen Pina, Principal Assistant, Planning & Development

Further detail may be obtained by viewing the video via Channel 18 on demand at  
<http://www.town.barnstable.ma.us>

APPROVED