



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Board Members

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

Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director
James Kupfer, AICP, Assistant Director
Kaitlyn Maldonado, Senior Planner
Karen Pina – Principal Assistant - karen.herrand@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes January 22, 2024

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

Also in attendance were Planning & Development Staff; James Kupfer, Assistant Director 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>

Call to Order Introduction of Board Members and Staff Members

Attendance Roll Call

Matt Teague
Michael Mecnas
Bob Twiss
Tim O’Neill
Stephen Robichaud

General Public Comment - None

Chair Stephen Robichaud moves Items out of order on the Agenda.

Special Permits

Special Permit No. 2024-01 - WinnDevelopment Company, LP Beals and Thomas , Inc. has submitted a Special Permit Application to support redevelopment of 307 Main Street, Hyannis, Map 327 Parcel 103

Motion made by Chair Stephen Robichaud to open the public hearing, seconded by Michael

Mecenas

Roll Call Vote:

Matt Teague - aye

Michael Mecenas - aye

Bob Twiss - aye

Tim O'Neill - aye

Stephen Robichaud - aye

Chair Stephen Robichaud reads continuation request from Attorney Rob Brennan, dated February 12, 2024, into record.

Motion made by Chair Stephen Robichaud to continue Special Permit Application No. 2024-01 to February 12, 2024, at 7:00 p.m. – Hearing Room, seconded by Tim O'Neill,

Roll Call Vote

Matt Teague - aye

Michael Mecenas - aye

Bob Twiss - aye

Tim O'Neill - aye

Stephen Robichaud - aye

Approval Not Required Plans

Donna Nightingale – 12 Walley Court and Robert T. O'Brien – 20 Wally Court, Hyannis have submitted an Approval Not Required Plan entitled “ ANR Plan Showing a lot modification #12 and #20 Walley Court, Barnstable, Massachusetts” dated October 6, 2023 for approval

Peter Ryll, Canal Survey in attendance representing Applicants at Walley Court. Process of selling property. Piece of property to be added.

Jim Kupfer refers to Staff Report. The way is public and provides access, has frontage, but is reducing lot area of preexisting non conforming lot. ANR doesn't review zoning compliance. If endorsed offer a finding that states reducing the furthering non conformance.

Peter Ryll – by Deed reference is two parcels. Reference to the plan, Exhibit A this will get rid of the non conforming by adding area to the lot. The other lot is 100% unbuildable. To go to Zoning Board of Appeals (ZBA) would be a waste of time.

Motion made by Tim O'Neill to endorse the plan as submitted as:

- **It does not constitute a subdivision because each of the lots have the minimum required frontage on an existing way having suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use and for the installation of municipal services to serve such use; and**
- **All materials and conditions of Chapter 801, Article IV Approval Not Required Plans, have been submitted and are in full compliance.**
- **While an ANR does not determine compliance with the Zoning Ordinance the Planning Board notes that by dividing Parcel A from Lot I (Map 324 Parcel 021) and convey Parcel A and combine Parcel A with Lot II (Map 324 Parcel 022), Lot I will result in lot area that is further nonconforming, seconded by Matt Teague,**

Roll Call Vote:

Michael Mecenas – aye

Matt Teague – aye

Bob Twiss – aye

Tim O’Neill – aye
Stephen Robichaud - aye

Chapter 91 Notices

Notice – Cornwall – 40 Waterman Farm Rd., Centerville River – ramp and float
Environmental Notification Form (ENF) – 242 Washington Ave., Osterville

Staff Updates

Local Comprehensive Plan

Design Guidelines Recap

Discussion re Hyannis Main Street Waterfront Historic District Commission (HHDC’s) progress for. Chair Stephen Robichaud is open to process and how HHDC would like to do.

Hyannis Harbor Master Plan update

Jim Kupfer, started early December, workshop at the Steamship Authority. First step. On Planning Dept’s webpage (P&D) under “current projects”.

Weekly Recap

Jim Kupfer – second grant to look at signage. Technical review and engage some working group members. Adult community Center master plan. Starting former Marston Mills Elementary school master plan. Meeting with Village Association for this. Water quality concerns and sewer – 2026-2027 timeframe.

Chair Stephen Robichaud directs to Staff - occupancy permits that go through? Can Planning Board be notified and get updates for these.

Jim Kupfer, multi family housing also on P&D website. Progress of all since 2017.

Chair Stephen Robichaud- new Town Council Liaison is Felicia Penn.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

December 11, 2023, draft minutes

Chair Stephen Robichaud entertains a motion to approve the draft minutes of December 11, 2023, moved by Bob Twiss, seconded by Matt Teague,

Roll Call Vote:

Michael Mecnas - aye
Matt Teague - aye
Bob Twiss - aye
Tim O’Neill - aye
Stephen Robichaud - aye

Future Meetings: February 12, and February 26, 2024 @ 7:00 p.m.

Adjournment

Chair Stephen Robichaud entertains a motion to adjourn, moved by Tim O’Neill, seconded by Michael Mecnas,

Roll Call Vote:

Michael Mecnas - aye

Bob Twiss - aye
Matt Teague - aye
Tim O'Neill - aye
Stephen Robichaud - aye

The meeting adjourned at 7:21 p.m.

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

List of Exhibit Documents

Exhibit A – ANR plan - Donna Nightingale – 12 Walley Court and Robert T. O'Brien – 20 Wally Court, Hyannis

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

APPROVED