



# Town of Barnstable Planning Board



[www.townofbarnstable.us/PlanningBoard](http://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](mailto:james.kupfer@town.barnstable.ma.us)  
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Karen Pina, Principal Assistant - [karen.pina@town.barnstable.ma.us](mailto:karen.pina@town.barnstable.ma.us)

## AGENDA

### November 25, 2024

Barnstable Town Hall, 367 Main Street, Hyannis, MA, James H. Crocker, Jr., Hearing Room, 2<sup>nd</sup> 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](mailto: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

### **Joint Meeting with the Hyannis Main Street Waterfront Historic District Commission**

#### **Unified Downtown Hyannis Design Guidelines and Regulations**

In accordance with Section 240-24.1.3.B.2.(a) the Planning Board shall review proposed amendments to the Design and Infrastructure Plan with the Hyannis Main Street Waterfront Historic District Commission (Click [HERE](#) for materials)

#### **Adjournment from Joint Meeting with the Hyannis Main Street Waterfront Historic District Commission**

**Call to Order Standing Meeting of the Planning Board**    Introduction of Board Members

#### **General Public Comment**

#### **Approval Not Required**

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 – *continued from October 28, 2024* (Click [HERE](#) for application, plan and materials)

#### **Subdivisions**

William A. Riley and Kenneth D. Polivy have submitted a Form M Certificate of Completion for approval in reference to Sub. No. 822, Aberle Way, Barnstable MA (Click [HERE](#) for materials)

#### **General Business**

Accessory Dwelling Units (ADUs) Amendment (Click [HERE](#))

#### **General Correspondence**

Chapter 91 Notice – 40 Bay Rd., Barnstable – Martin and Lee – pier, ramp and float

**Staff Updates**

Housing Production Plan update (HPP)

**Matters Not Reasonably Anticipated by the Chair****Approval of Minutes**

October 28, 2024, Draft Minutes (Click [HERE](#) for draft minutes)

**Future Meetings:** December 9, 2024 and December 23, 2024 @ 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](mailto:Karen.pina@town.barnstable.ma.us) or calling 508-862-4064.