



# 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 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](mailto:karen.herrand@town.barnstable.ma.us)

## Town of Barnstable PLANNING BOARD Minutes April 22, 2024

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

### Attendance Roll Call

- Ray Sexton
- Tim O’Neill
- Stephen Robichaud
- Bob Twiss
- Michael Mecnas

**General Public Comment - None**

### Approval Not Required Plans

Guy Patston has submitted an Approval Not Required Plan entitled “O Phinney’s Lane, Barnstable Massachusetts (Parcel located within C-O-M-M & Hyannis Fire Districts) Plan of Land” dated April 12, 2024

Jim Kupfer - there is a note “not a building lot”. Made for conveyance purposes. Does not meet acreage, this is not for new building lots.

Ray Sexton, confirms

Jim Kupfer, converts for future to convey.

**Chair Stephen Robichaud entertains a motion to approve/endorse, moved by Ray Sexton to endorse the plan entitled “0 Phinney’s Lane, Barnstable Massachusetts (Parcel located within C-O-M-M & Hyannis Fire Districts) Plan of Land” prepared for Guy Patston, prepared by Cape and Islands Engineering, dated April 12, 2024 as an Approval Not Required Plan and 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 or has been labeled as “not a building lot”; and all materials and conditions of Chapter 801, Article IV Approval Not Required Plans, have been submitted and are in full compliance, seconded by Tim O’Neill, Roll Call Vote:**

**Ray Sexton - aye**

**Tim O’Neil - aye**

**Bob Twiss - aye**

**Mchael Mecenas - aye**

**Stephen Robichaud - aye**

### **Subdivisions**

Preliminary Sub. No. 830. Grander Capital Partners, LLC a/k/a GCP Main LLC has submitted a Preliminary Subdivision application for review for 201 Main Street, Hyannis, MA, Assessors Map 327 Parcel 150

Jim Kupfer, gives an explanation of the preliminary subdivision submission – purpose to enable applicant and Board to identify before next step of a definitive plan. The proposed subdivision creates three residential lots primarily accessed by a new 24’ wide paved dead-end road. Each lot having a minimum lot width greater than the required 30 feet. Waiver being requested by the Applicant. §801-26C(4) – Dead-end streets shall be constructed all the way to the property line and shall be designed and located so as to allow them to continue to abutting property.

John McElway in attendance. 1.88 acres, proposing 3 lots and drainage. Lots conform to the zoning in this area. Will have town water and sewer.

Ray Sexton, any issue with depth of the proposed dead end street?

Capt. Tim Landan from Hyannis Fire Dept. Prevention Division in attendance. Here to get more information. Don’t see a lot of new subdivisions coming into Hyannis. Holding off on comments at this time. Confirms that would rely on Fire Dept. fire hydrants being proposed?

Jim Kupfer, none at this time being proposed.

**Chair Stephen Robichaud entertains a motion to approve preliminary subdivision 830, moved by Michael Mecenas to continue Preliminary Subdivision Number 830 to May 13, 2024 – *motion is amended* – Bob Twiss moves to approve Preliminary Subdivision Plan Number 830, 201 Main Street Preliminary Plan, dated April 9, 2024, by Coastal Engineering Co. with following findings: Staff Report dated April 17, Pg. 2;**

- 1. The Application for Tentative Approval of Preliminary Plan (Form B) was submitted by Tighe and Bond, Derek Redgate dated April 9, 2024.**

2. The Preliminary Subdivision Plan is shown on the plan entitled “201 Main Street Preliminary Plan”, dated April 9, 2024, by Coastal Engineering Co..
3. The Applicant has requested a waiver from the Subdivision Rules and Regulations. In accordance with Section 801.5.(A) the Board may waive strict compliance with these requirements when, in its judgment, such action is in the public interest and not inconsistent with the intent or purposes of the Subdivision Control Law. In accordance with Section 801.5.(A) of the Code of the Town of Barnstable, Waiver Criteria, the Planning Board has made the following findings:
  - a) Granting of the waivers requested are in the best interest of the citizens of the Town.
  - b) The plan is well designed, and in keeping with the general design principles set forth in Article VI of the Subdivision Rules and Regulations.
  - c) There is adequate access to the lots for the uses intended thereon.
  - d) The plan is in keeping with the character of the surrounding area.

Seconded by Michael Mecnas,

**Roll Call Vote:**

Ray Sexton - aye

Tim O’Neill - aye

Bob Twiss - aye

Michael Mecnas - aye

Stephen Robichaud - aye

**General Correspondence**

Chapter 91 Notice – 40 Hayward Rd., Centerville – Town of Barnstable – Maintenance, Centerville River

**Staff Updates**

Jim Kupfer - LCPC met in several other villages. Going to Osterville Wed night. Also West Barnstable April 29<sup>th</sup> and finish on April 30<sup>th</sup>, at the Adult Community Center and will meet up to get all comments reviewed.

**Weekly Recap**

Jim Kupfer – Planning Dept. has been busy setting up for Marston Mills School re use master plan at Liberty Hall in Marston Mills also Zoom link available. Site walk at old school – early public comment for future. Climate risk assessment from the state to focus on sea level rise, flooding. Talks about town as a whole and also working on Harbor master plan. Woods Hole group working with as well for Harbor. Public meeting in middle to late May. Osterville playground committee, draft plan for future site at 99 West Bay Rd. will be presented to the public for feedback.

Ray Sexton – progress of affordable/attainable housing. Making some headway. Are any affordable units available in back of Home Depot?

Jim Kupfer, yes, 13%.

Ray Sexton, have more in pipeline, good to keep updated.

Chair Stephen Robichaud, got update with the trust from CPC, possibly make the presentation, maybe schedule for a future meeting? Town Council has initiated a sub committee for housing.

Tim O’Neill, form based code, is Planning Board keeping track overall?

Jim Kupfer, yes, we have since 2017, multi family residential report updated monthly. 191 total units being reviewed for permitting, beginning initial review. Some approved prior to new zoning.

Tim O'Neill, does include by right as well?

Jim Kupfer, yes take from Site Plan review committee, any multi family comes through Site Plan review.

**Matters Not Reasonably Anticipated by the Chair**

**Future Meetings:** May 13<sup>th</sup> and June 10<sup>th</sup> 2024 @ 7:00 p.m.

**Adjournment**

**Chair Stephen Robichaud entertains a motion to adjourn, moved by Bob Twiss,**

**Roll Call Vote:**

**Ray Sexton - aye**

**Tim O'Neill - aye**

**Bob Twiss - aye**

**Michael Mecenas - aye**

**Stephen Robichaud - aye**

The meeting adjourned at 7:27 p.m.

Respectfully Submitted

Karen Pina, Principal

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>