



# 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

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 May 13, 2024

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

### **Attendance Roll Call**

**Matt Teague**

**Bob Twiss**

**Tim O’Neill**

**Stephen Robichaud**

### **Public Comment - None**

### **Approval Not Required Plans**

Betty Ludtke has submitted an Approval Not Required Plan entitled “ Plan of Land of #30 Wachusett Avenue & #32 Lafayette Avenue, Hyannis, MA” prepared for Betty Ludtke, dated March 5, 2024

Dan Ojala from Down Cape Engineering in attendance. Worked with Zoning Board of Appeals (ZBA) previously structures. Merge two lots together. Could have been an 81x, but wanted to have it looked at by Town. Dissolving a line between the land. Combine lot 1 and lot 2. Not an acre. Off a public way . merge into one formal lot. Zoning Board requested as well.

Matt Teague, clarifies encroachment ramp in public way trying to resolve at ZBA.

Dan Ojala, rebuilding so won't have an encroachment he thinks, some may stay. Don't think we need that ramp.

Matt Teague, RF1, allowed two dwellings?

Jim Kupfer, no but as the project – will be bringing them together.

Dan Ojala, becoming one lot per ZBA.

**Chair Stephen Robichaud entertains a motion to endorse, Matt Teague moves to approve the entitled Plan of Land at 30 Wachusett Avenue and 32 Lafayette Avenue Hyannis, MA prepared for Betty Lutke by Down Cape Engineering, Inc. dated March 5, 2024, as an Approval Not Required (ANR) plan as presented with the following Findings:**

- **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.**

**seconded by Bob Twiss,**

**Roll Call Vote:**

**Matt Teague - aye**

**Tim O'Neill - aye**

**Bob Twiss - aye**

**Stephen Robichaud - aye**

**Subdivisions**

Subdivision No. 828 -WinnDevelopment Company, LP has submitted an application for a Definitive Subdivision for 307 Main Street, Hyannis, Ma, Assessors Map 327 Parcel 103

**Chair Stephen Robichaud entertains a motion to open the public hearing, moved by Bob Twiss, seconded by Matt Teague,**

**Roll Call Vote:**

**Tim O'Neill - aye**

**Bob Twiss - aye**

**Matt Teague - aye**

**Stephen Robichaud - aye**

Chair Stephen Robichaud states the DPW memorandum was received today and we also received email from the Applicant requesting to continue.

**Chair Stephen Robichaud moves to continue subdivision 828, WinnDevelopment Company, LP, Assessors Map 327 Parcel 103 to the next Planning Board meeting on June 10, 2024, seconded by Matt Teague,**

**Roll Call Vote:**

**Matt Teague - aye**

**Bob Twiss - aye**

**Tim O'Neill – aye**

**Stephen Robichaud – aye**

**Staff Updates**

**Weekly Recap**

Jim Kupfer, Wendy Northcross will be going to Town Council to update on Local Comprehensive Planning Committee (LCPC) progress.

**Matters Not Reasonably Anticipated by the Chair**

**Approval of Minutes**

April 8, 2024, Draft Minutes

Chair Stephen Robichaud entertains a motion to approve draft minutes of April 8, 2024, moved by Tim O'Neill, seconded by Matt Teague,

**Roll Call Vote**

**Matt Teague - aye**

**Bob Twiss - aye**

**Tim O'Neill - aye**

**Stephen Robichaud - aye**

April 22, 2024, Draft Minutes

Tim O'Neill moves to approve the draft minutes of April 22, 2024, seconded by Matt Teague,

**Roll Call Vote:**

**Matt Teague - aye**

**Bob Twiss - aye**

**Tim O'Neill - aye**

**Stephen Robichaud - aye**

**Future Meetings:** June 10<sup>th</sup> and June 24, 2024 @ 7:00 p.m.

**Adjournment**

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

**Matt Teague - aye**

**Tim O'Neill - aye**

**Bob Twiss - aye**

**Stephen Robichaud - aye**

The meeting adjourned at 7:16 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>

APPROVED