



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

James Kupfer, AICP, Director
Karen Pina – Principal Assistant - karen.pina@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes September 9, 2024

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

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

Public Comment **None**

Approval Not Required

CIH Holdings, LLC has submitted an Approval Not Required Plan entitled “2 Lot ANR Plan, 420 Main Street, Village of Hyannis, Town of Barnstable – Barnstable County, State of Massachusetts. Located in the Hyannis Fire District – owner CIH Holdings, LLC, 14 Main Street, Hyannis Ma, 02601, dated August 4, 2024” for approval

Attorney Patrick Nickerson in attendance, Office of John Kenney in representative of CH Holdings. Proposing to divide property. Comprised of lot 1, each lot will have frontage. Access through Main Street.

Jim Kupfer, unique zoning district. Lots 1 meets the minimum lot width of 30 feet. Lot 2 also meets the minimum lot width of 30 feet.

Chair Stephen Robichaud entertains a motion to approve/endorse, moved by Mary Barry – 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 or has been labeled as “not buildable”; 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

Mary Barry - aye

Ray Sexton - aye

Bob Twiss - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Subdivisions

Peter and Patti Ann Farrar have submitted a request for Form G Covenant Release for 134 Strawberry Hill Road – Lot 2 – Subdivision No. 333

Jim Kupfer, explains – release of lot request for 134 Strawberry Hill Rd., Sub. No. 323. Property currently has a home on it and over 50 years. Usually covenant is released prior to getting a building permit. Closing attorney could not recover a release of lot. Asked other departments for any outstanding issues (DPW). No issues. Recommended to vote to release covenant to go on record/be recorded.

Ray Sexton clarifies the circumstances for release of lots.

Chair Stephen Robichaud entertains a motion to approve, moved by Ray Sexton to release the covenant for 134 Strawberry Hill Road, seconded by Tim O’Neill,

Roll Call Vote:

Mary Barry - aye

Ray Sexton - aye

Bob Twiss - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Discussion

S & C Realty Investment COI, LLC have submitted a request for minor modification of Regulatory Agreement No. 2022-001 – 442 Main Street, Hyannis

Attorney Patrick Nickerson in attendance, Office of John Kenney. Two minor changes to this regulatory agreement, looking to add one dumpster and change the bedroom configurations. Proposing to add a dumpster to the site to accept recycling materials, and to change the bedroom configuration. The original agreement approved 3 one-bedroom units and 2 two-bedroom units, and the proposed amendment is to have 2 one-bedroom units and 3 two-bedroom units.

Chair Stephen Robichaud confirms can be approved for minor change with Town Manager?

Jim Kupfer, two options for the Board, either a minor amendment or if substantial change would be major and would go through the public hearing process. Minor does not alter the use intensity or mitigation of the regulatory agreement. Intensity of agreement, if feel changed then would have to go through the full process. If minor can move to the Town Manager for signing/approval.

Chair Stephen Robichaud confirms seems minor, just one more bedroom. Not considered major.

Ray Sexton – asks for clarification of the term intensity.

Jim Kupfer, no regulation in ordinance. When discussing simply an increase, impact or use or stipulations that would make it greater than was originally proposed/approve for.

Attorney Nickerson, this was entered into in 2022 and the zoning has changed since then. Intensity increase but not to a meaningful extent. First floor property will be Dunkin Donuts. 33 parking spaces for 5 units.

Ray Sexton, confirms that there are no affordable units designated here.

Chair Stephen Robichaud entertains a motion to approve for minor amendment, moved by Bob Twiss to enter a finding that the proposed amendment qualifies as a minor amendment and may proceed to the Town Manager for consideration, seconded by Mary Barry,

Roll Call Vote:

**Mary Barry - aye
Ray Sexton - aye
Bob Twiss - aye
Tim O'Neill - aye
Stephen Robichaud - aye**

General Correspondence

Chapter 91 Notice – McAuliffe – 82 Tern Lane – maintain boat house and pier

Staff Updates

LCPC meeting this Thursday. Land Use map. Good discussion two weeks ago. Now developing out the action plan.

RA Committee in zoning, exempt uses and Downtown Hyannis zoning. Meet next Friday.

Housing subcommittee – housing bond bill at next meeting. HPP soon.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

August 26, 2024, Draft Minutes

Chair Stephen Robichaud entertains a motion to approve, moved by Tim O'Neill, seconded by Bob Twiss,

Roll Call Vote:

**Mary Barry - aye
Ray Sexton - aye
Bob Twiss - aye
Tim O'Neill - aye
Stephen Robichaud - aye**

Future Meetings: September 23, 2024 – *(Joint Meeting with HHDC)* and October 28, 2024 @ 7:00 p.m.

Jim Kupfer reminds all of the Joint Meeting with HHDC – link of updated draft will go out to all. Will be on website under Current projects. Housing Production Plan (HPP) will be Oct. 28, 2024.

Adjournment

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

Roll Call Vote:

**Mary Barry - aye
Ray Sexton - aye
Bob Twiss - aye
Tim O'Neill - aye
Stephen Robichaud - aye**

The meeting adjourned at 7:22 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