



# 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

James Kupfer, AICP, Director  
Kyle Pedicini, Assistant Director - [kyle.pedicini@town.barnstable.ma.us](mailto:kyle.pedicini@town.barnstable.ma.us)  
Karen Pina – Principal Assistant - [karen.pina@town.barnstable.ma.us](mailto:karen.pina@town.barnstable.ma.us)

## Town of Barnstable PLANNING BOARD Minutes January 27, 2025

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

*Also in attendance were Planning & Development Staff; James Kupfer, Director, Karen Pina, Principal Assistant. and Kyle Pedicini, Assistant Director*

Application materials may be accessed through the Planning Board website at: <https://www.townofbarnstable.us/boardscommittees/PlanningBoard/default.asp?brd=Planning+Board&brdid=19&year=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

**General Public Comment - None**

**Agenda Items moved out of order by Chair**

### Staff Updates

Jim Kupfer. Local Comprehensive Planning Committee (LCP) met last Thursday, first draft of plan. Reviewing now. Feb. meetings to come before going to public. Beginning of March have draft. DPW working on Great Streets Main Street, two way project still ongoing. 25 percent design, hopefully by end of winter. Presented at Town Council a few months ago. ADA and other sidewalk improvements as well. End of Feb. ADU regulations, state had public comment period, regulations finalized. Final ordinance will get to Town Council on Feb. 6<sup>th</sup>. Ad hoc committees from Town Council, most involved with zoning committee. Downtown Hyannis zoning.

Ray Sexton, will Ad hoc make substantial comments?

Jim Kupfer, probably so. Looking at some other ordinances. Will look at GMSOP.

Ray Sexton, Great Streets project – Jim Kupfer, sewer pump station being constructed now.

**Approval of Minutes**

January 13, 2024 Draft Minutes

**Chair Stephen Robichaud entertains a motion to approve, moved by Ray Sexton, seconded by Matt Teague,**

**Roll Call Vote:**

**Matt Teague - aye**  
**Ray Sexton - aye**  
**Bob Twiss - abstain**  
**Tim O’Neill - aye**  
**Stephen Robichaud - aye**

**Zoning Amendments**

ZA No. 2025-062 - Amending the Code of the Town of Barnstable, Part 1 General Ordinances, Chapter 240 Zoning to Establish a Cannabis District Overlay and Expand Existing Medical Marijuana District

No applicant or representative present.

**Motion made by Ray Sexton to open the public hearing, seconded by Bob Twiss,**

**Roll Call Vote:**

**Matt Teague - aye**  
**Ray Sexton - aye**  
**Tim O’Neill - aye**  
**Bob Twiss - aye**  
**Stephen Robichaud - aye**

Chair Stephen Robichaud – refers to Staff Report. Concerns are: Environmental, public and community impact. Info about geographic area and how impact here. Contradiction with federal law? Town attorney weigh in possibly?

Jim Kupfer, process – this is a petition article. Certain number of votes can sign, this has 10 signatures. Goes to Town Council for first read and then to Planning Board. Planning Board offers a recommendation – this is simply a recommendation with a letter being forwarded to Town Council. Have certain amount of days for Town Council to review.

Kyle Pedicini, if negative recommendation then frozen for two years.

Chair Stephen Robichaud clarifies, is a recommendation simply a yes or no, or can we condition and/or amend?

Jim Kupfer, can offer to Petitioner, whom will ultimately decide, but can go to Town Council and make suggestions.

Matt Teague asks who is the applicant? Jim Kupfer, Nate Herschler.

**Chair Stephen Robichaud entertains a motion to continue, Matt Teague moves to continue this matter to the next Planning Board meeting, February 10<sup>th</sup> at 7 p.m. seconded by Bob Twiss,**

**Roll Call Vote:**

**Matt Teague - aye**

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

Tim O'Neill – went to site where potential regulatory agreement coming to Planning Board - Housing Committee, someone from that committee there as well. Thought good opportunity to see the project.

Jim Kupfer, if interested in seeing developments happy to set that up for Board members.

Stephen Robichaud, that would be great. Saw Hanover project when they opened.

Bob Twiss, Hanover, do we have any information for percent of occupancy?

Jim Kupfer, yes affordables, they are over 70 percent occupied in total, they stated. Second hearing tonight.

**Matters Not Reasonably Anticipated by the Chair**

**Future Meetings:** February 10<sup>th</sup> and February 24, 2025 @ 7:00 p.m.

**Adjournment**

**Chair Stephen Robichaud moves to adjourn, seconded by Tim O'Neill,**

**Roll Call Vote:**

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

The meeting adjourned at 7:18 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>