



Town of Barnstable Planning Board



www.townofbarnstable.us/PlanningBoard

Board Members

Stephen Robichaud, Chair Tim O'Neill, Vice Chair Matt Teague, Clerk Mary Barry Michael Mecenas Raymond Sexton

Town Council Liaison – Paula Schnepf

Planning & Development Dept. Staff

James Kupfer, AICP, Director – james.kupfer@town.barnstable.ma.us

Kyle Pedicini, Assistant Director – kyle.pedicini@town.barnstable.ma.us

Karen Pina, Principal Assistant – karen.pina@town.barnstable.ma.us

AGENDA

September 22, 2025

Barnstable Town Hall, 367 Main Street, Hyannis, MA, James H. Crocker, Jr., Hearing Room, 2nd 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&year=2025> or by contacting 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:

<https://barnstable.cablecast.tv/internetchannel/watch-now>

The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

Call to Order Introduction of Board Members

General Public Comment

Approval Not Required Plans

Cotuit Fire District has submitted a Plan for 56 and 64 High Street, Cotuit, MA, entitled "56-64 High Street, Cotuit Mass COMM Fire District" for approval (Click [HERE](#) for materials and plan)

Special Permits

Bornbam Associates, LLC have submitted a request for a Special Permit for the properties located at 337 and 345 Main Street, Hyannis for new curb cut (Click [HERE](#) for materials) – *continued from September 8, 2025*

Zoning Amendments

TC Item No. 2026-003 - Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, Article III District Regulations, Section 240-24.1.5 Standards for all Districts to Modify the Required Parking for Residential or Artist Live/Work and Establish a Parking Space Dimensional Standard (Click [HERE](#) for materials)

TC Item No. 2026-005 – Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances, chapter 240 Zoning, Article III District Regulations to Modify Building Height Requirements in the Downtown Main Street District and Downton Village District (Click [HERE](#) for materials)

TC Item No. 2026-006 – Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning to Repeal the Downtown Village District and Amend the Zoning Map to Replace the Downtown Village District with Downtown Neighborhood Zoning District (Click [HERE](#) for materials)

TC Item No. 2026-007 – Proposal to Amend the Code of the town of Barnstable, Part I General Ordinances, Chapter 240 Zoning to Amend the Area in the Downtown Main Street District Where Ground Floor Coimmercial Space is Required (Click [HERE](#) for materials)

TC Item No. 2026-008 – Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances Chapter 240 Zoning, Article V Accessory Uses by Repealing and Replacing Section 240-46, Home Occupation with a New Section 240-46 Home Occupation that Adds Definitions, Licensing Requirements and Makes Certain Other Revisions (Click [HERE](#) for materials)

TC item No. 2026-012 – Proposal to Amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, Article V Accessory Uses, by Repealing Section 240-45 Off-Street Storage of Trailers and Replacing with a New Section 240-45 Off-Street Parking and Storage of commercial Vehicles, Trailers and Mobile Homes (Click [HERE](#) for materials)

General Correspondence

Letter from Chris Kuhn – September 12, 2025 (Click [HERE](#))

Chapter 91 Notice – 21 Scottsdale Rd., Centerville – Ludin - Pier

Staff Updates

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

September 8, 2025, Draft Minutes (Click [HERE](#) for draft minutes)

Future Meetings: October 27th, 2025, and November 10, 2025, @ 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 or calling 508-862-4064.