



# 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  
Paula Schnepf – 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 April 14, 2025

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

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

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 Board Members

Vice Chair Robert Twiss, sits in as Chair. Chair Robichaud not in attendance

**General Public Comment - None**

## **Approval Not Required**

David Cappellucci, Trustee of David A. Cappellucci Revocable Trust of 2021, has submitted an Approval Not Required Plan entitled "Plan of Land, 31 & 5 Eel River Road, Barnstable, Massachusetts" dated March 19, 2025 for approval

Jake Fricke, Cape and Islands Engineering in attendance. He explains the proposal. Equal land swap area. Allow driveway to remain entirely on the property, currently cuts across. To reorganize, swap 3.100 sq. ft.

Bob Twiss confirms deed has been submitted per the rights, proof other landowner has easement.

Vice Chair Bob Twiss entertains a motion to endorse/approve, moved by Ray Sexton to endorse the plan entitled "Plan of Land" prepared for David Cappellucci, prepared by Cape & Islands Engineering, last revised March 19, 2025, as an Approval Not Required Plan with the following;

***Findings***

The plan as submitted qualifies as an Approval Not Required plan and it should be endorsed by the Board as:

- 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 Tim O'Neill,

**Roll Call Vote:**

Matt Teague - aye  
Micheal Mecnas - aye  
Ray Sexton - aye  
Mary Barry - aye  
Tim O'Neill - aye  
Bob Twiss - aye

**Subdivisions**

Subdivision No. 827 – Old Stage Road and Parker Lane, Barnstable MA - William Eagen has submitted As Built plans and information. A Request for release of lot is being requested.

Bill Eagan in attendance. He hands out some pictures of the property to the Board (previously received). Explains 2 lot subdivision approved in 2023. Road work started in March of 2024. Submitted the As Built February this year. Went to DPW. Review done regarding comments on items needed to be done. Landscaping wall and landscaping swale with catch basin no. 1. Swale is now connected properly. Catch basin no. 2 needed work. Cannot do any loaming or seeding in bad weather. Asking for covenant release for lot 3A, 640 Parker Lane. DPW will try to go by and take a look at the issues that have been fixed. The larger lot, 2A will remain under covenant until all work completed.

Jim Kupfer, DPW and he have discussed the items needing attention. It will be inspected once completed.

Mary Barry confirms that it is ok to release one lot?

Jim Kupfer, yes, but not both at this time.

**Motion made by Mary Barry to release Lot 3a from covenant, seconded by Matt Teague,**

**Roll Call Vote:**

Matt Teague - aye  
Michael Mecnas - aye  
Ray Sexton - aye  
Mary Barry - aye  
Tim O'Neill - aye  
Bob Twiss - aye

**Discussion**

CPC update. Consider Chair Stephen Robichaud for re appointment to CPC.

Vice Chair Bob Twiss - Chair Stephen Robichaud is up for appointment and would like to be reappointed to this Community Preservation Committee (CPC).

Matt Teague, yes makes sense.

Michael Mecnas, he's done a great job.

Ray Sexton asks what CPC - to confirm what it is.

Jim Kupfer, portion of taxes go to this act fund. Allows for state to match, funds, can be spent locally, housing recreation and preservation. This committee reviews for spending as such. Church now, 2 million went to affordable housing trust. Recreational projects that have used these funds as well. CPC then goes to Town Council for approval to move forward.

Tim O'Neill confirms that have to have a rep from this Board.

**Motion made by Tim O'Neill to nominate/re appoint Stephen Robichaud to CPC, seconded by Mary Barry, Roll Call Vote:**

**Matt Teague - aye**

**Michael Mecnas - aye**

**Ray Sexton - aye**

**Mary Barry - aye**

**Tim O'Neill - aye**

**Bob Twiss - aye**

#### **General Correspondence**

Chapter 91 application – 183 Bayshore Rd., Hyannis – Jason Stone Trust – Boat lift, ramp, float & dredging

#### **Staff Updates**

Housing Report

Jim Kupfer, update with Planning initiatives. Housing Production Plan (HPP) review. Town Council (TC) requested to seek further public comment. Has been released for public review/comment. Recorded and released. Another meeting scheduled at COMM Fire Dept. Digital Equity Plan, Cape Cod Commission and Town looking at digital environment. For all access to population – access to devices. Block grant 5 year plan for review and public comment. Local Comprehensive Planning Committee (LCPC), has released draft plan, going through community WB Village and then Osterville. Liberty Hall in Marstons Mills and Barnstable High School.

Jim Kupfer makes presentation. (Exhibit A) Multi Family Housing Report. This was presented to TC and CPC. General overview of what's being done for housing. Three main ways. Programs, incentives and regulatory programs. CPA funds. Tax incentive program. Downtown Hyannis area. Regulatory Zoning – Multi Family Housing report; shown broken into 3 parts. 2017 – 2024.

Pre new zoning and post new zoning in Hyannis and outside of Hyannis. Can find the report town's website, Housing, then multi family residential report – spreadsheet is there. Housing projects; shown on the presentation map. Independence Park, Hanover, 900 Old Stage Rd. and two on Falmouth Road. Most in downtown Hyannis. Summary of Housing production prior – most used to be done through regulatory agreements, since new zoning no regulatory agreements. Because of the new zoning. Some are permitted, some aren't yet/fully. 637 permitted and total affordables is 118, this is by right zoning now.

Ray Sexton clarifies – this is a reflection of the zoning revisions and by right doing the developments.

Jim Kupfer, there are still some thresholds for the developments.

Summary of Housing production outside of Downtown Hyannis. These are bigger box apartment buildings. 1,526, 213 affordables, need ways to improve the affordable numbers.

Projects:

Crocker Street in permitting. 24 and 30 in the East End of Hy. 15 units and zero affordable units, already had affordable units here, already had 5, so none were required. Duplexes in back.  
23 Washington Street, 32 new units, 3 affordable proposed here. Site plan shown, no permitted at present.  
79 Center Street, proposing 9 units, no affordable units proposed.  
473 Main Street, phase 2, 35 units, 4 affordable units. Hotel on Main and High School Rd Ext. Will preserve the structures that are there and turn into studio and 1 bdrm. Did not pass historic.  
407 North Street, just internal renovations  
337 Main Street – did not pass historic, 22 units, 2 affordables.  
Stevens Street – Commonwealth Builder program. Workforce housing. 50 units ,  
40 North Street – office building, converting to 8 units.  
94 Stevens Street, 94 units. Preserve and relocate the front of the church.  
28 Barnstable Rd. – got parking relief. 4 units above the retail, second story.  
307 Main St. 120 units. Wait to see full financial package, significant affordability.  
11 Potter Ave, 5 units of housing, looking for incentives for affordable.  
53 Camp Street, 5 more units, adding a secondary structure in the back. Multiple structures on one lot.  
50 Main Street, 10 units, 1 affordable. Looking for tax exemption. 5 duplexes  
201 Main street, 95 units, 10 affordable. Being constructed now.  
473 Main St. did some units in the rear 20 units and 2 affordables.  
32 Main St, 9 units. Office to residential. Converting  
210 North St, 18 units, 2 affordable, the old 7 Eleven.  
199 Barnstable rd. – 25 units. Affordables. 4 structures over several properties. 45 units in total.  
81 Bassett Lane, 4 units.  
110 School St. and 115 28 units, 5 affordable - 310 Barnstable Rd.  
50 Yarmouth Rd, 15 units, 3 affordables. Duplexes in the rear.

Ray Sexton – most affordable are at 10% is this part of the by right, can we increase affordable portion?

Jim Kupfer, yes, ordinance now states 10%, but were not sure what number would be just yet. Analysis needs to be done to know what percent we could increase and have it not rendered to be feasible to meet the project. A lot of towns doing what is right for them.

Ray Sexton, also the AMI should be looked at. What to aim for. What kind of affordable housing.

Jim Kupfer, yes, the study will look at that, we are somewhat unique.

Matt Teague, great report. Nice to see this level of development. Have to balance all. Wastewater is the number one issue here.

Michael Mecnas, this is a good report. Exciting to see how try to solve the problem.

Mary Barry, great report. Encouraging as laid out.

Tim O'Neill, great report. Exciting to see. Good to see that this is coming to fruition.

Bob Twiss, didn't know about a lot of the projects that were mentioned in this report. Additional affordable housing, looking for the middle zone for people.

Matt Teague, one of the best things we can do is to not buy into the stretch energy code and will make it more expensive to make the housing. Don't make people do because it will all be more expensive.

#### **Matters Not Reasonably Anticipated by the Chair**

#### **Approval of Minutes**

March 24, 2025, Draft Minutes

**Moved by Bob Twiss to approve, seconded by Michael Mecnas,**

**Roll Call Vote:**

**Matt Teague - aye**

**Michael Mecnas - aye**

**Ray Sexton - aye**

**Mary Barry - aye**

**Tim O'Neill - aye**

**Bob Twiss - aye**

**Future Meetings:** April 28<sup>th</sup> and May 12<sup>th</sup>, 2025 @ 7:00 p.m.

**Vice Chair Bob Twiss entertains a motion to adjourn, moved by Tim O'Neill, seconded by Matt Teague,**

**Roll Call Vote:**

**Matt Teague - aye**

**Michael Mecnas - aye**

**Ray Sexton - aye**

**Mary Barry - aye**

**Tim O'Neill - aye**

**Bob Twiss - aye**

The meeting adjourned at 7:50 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>

**List of Exhibit Documents**

**Exhibit A** – Housing Update Presentation – Jim Kupfer