



Town of Barnstable Planning Board



www.town.barnstable.ma.us/PlanningBoard

Board Members

Stephen Robichaud – Chair Tim O'Neill - Vice Chair Matthew Teague, Clerk Mary Barry Michael Mecnas Raymond Sexton

Paula Schnepf – Town Council Liaison

Planning & Development Dept. Staff Support

James Kupfer, AICP, Director

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

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

Town of Barnstable PLANNING BOARD Minutes September 22, 2025

Stephen Robichaud – Chairman	Present
Tim O'Neill – Vice Chair	Present
Matthew Teague - Clerk	Present
Mary Barry	Present
Michael Mecnas	Present
Raymond Sexton	Present

Also in attendance were Planning & Development Staff; James Kupfer, Director, Kyle Pedicini, Assistant Director, and 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&y ear=2023> 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:

<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

Chair Stephen Robichaud – big agenda tonight. A lot of zoning amendments. Will not do all 6 zoning amendments in one night. Reviews the procedure.

Open all four (4) Zoning Amendments, public hearing for each one. Presentation will be done by Jim Kupfer. We will take public comment. Board will discuss four of the amendments. Will continue to Oct. 27th, 2025, meeting. Final two zoning amendments will be continued to the November 10th, 2025, meeting. All discussion for Item No's 2026-008 and 2026-012 will take place at the November meeting.

Commercial Vehicles: this proposed amendment does not intend to limit boat storage/trailers on this amendment. The language will be updated.

Jim Kupfer, zoning in Town of Barnstable – this one 2026-012 is specific to commercial vehicle parking. Within the commercial vehicle parking does not regulate or touch on boat trailer. Building Commissioner regulates that.

Chair Stephen Robichaud, there is no change for this at this time. Each person will get 3 minutes for public comment, will give an extra 30 seconds. Appreciate any and all public comment. Not a question and answer session.

Each zoning amendment will have its own public comment time. Be respectful and do not yell out.

General Public Comment –

Matthew Moynihan. Teacher at Cape Cod Tech. Concerns about by law about parking trailers or campers. This is government overreach. We rely on equipment and vehicles that this aims to ban. Need for work. The town is not an HOA.

Larry Morr, Cotuit. Zoning 2026-012 is causing a lot of controversy. A lot of misinterpretations. Recommends it be withdrawn. Should be re written.

Bob Shulte. Former chair of Ad Hoc Committee. Chapter 240 Downtown Zoning Amendments. Show of hands whom have read the Ad Hoc Committee recommendations. Please read before consider voting on any recommendations. Ad Hoc Committee (AHC) had 4 members of the public. Town Council members as a group only spent 2.5 hours on zoning amendments. 17 amendments made. AHC held 18 meetings reviewing. Received input from others. Complaints received about downtown zoning. April 27th memo. Four town councilors have supported. Consider the 4 immediate proposed zoning amendments before you.

Dave Hegarty, Centerville. Concerns about having more than one or two commercial vehicles. Some properties have many more and running business out of home. Doesn't think should be like a business zone with this many vehicles. A limit has to be set to be fair.

Jeanne Freeman. Glad some revisions coming and being proposed. There needs to be balance as well. A lot of on street parking of commercial vehicles and trailers. Cars on street when parking the commercial vehicles in their driveways.

William Potter, section 240 with trailers, assume only commercial vehicles. Boats, would fall under what amendment? Looking for clarification.

DJ Crook, Chair of Shell Fish Committee. He informed all members of the Fishery that this was coming up. Should have some rights for things on our own property. Commercial and housing properties are expensive, working with what little we have. Concerns with regulations.

Michael Moynihan. Lots of trailers besides boats. What's being proposed is not good. Did not sign up for HOA rulings. Concerned for his property.

Matt Levesque in attendance. Town Councilor, was on Zoning Board of Appeals (ZBA) before Town Council. Clarification on some comments. This was rushed, Town Councilors were asking where are we standing with these. This is what certain Town Councilors wanted to see. He was appointed to AHC. Didn't go to these meetings. These were on Friday's and he works and could not attend. The charge of the Committee, they are not enforcement. Town Manager was directed to come up in a fast manner. Zoning – 2.5 hour meeting. A lot of workshops done. Form Based Code had been 4 years in the making. Has been ongoing since 2018. A lot of work and a lot of vetting done. We are judged by how we take care of our most vulnerable. Certain individuals want to create an HOA in the Town. Let's think about all our working and town's people.

John Julius in attendance. Concerns with development and the overbuilding in Hyannis. Concerns with water supply. Too many housing units.

Eric Schwaab, Hyannis. Form based zoning is ruining Hyannis. We want development stopped. Concerns with commercial vehicles. Need to have decent neighborhoods.

Malcolm Miller in attendance. Had commercial vehicles at his house. Had inspection violations and is getting tickets. Needs to be run more efficiently. There shouldn't be bias. Need detailed ordinances done.

Susan Rome, West Hyannis Port in attendance. Lives off Old Town Rd. Has called Dept. of Health. Her neighbors have out of state white vans. Landscaping concerns and percentage of driveway allowed. This is not enforced.

Thomas Long, Centerville, oppose that trailers over 20 ft. cannot be on property. RV trailers should be allowed as well.

Rod Tavano. A lot of self employed individuals in the town. There's no place for people to store trucks, trailers, boats. Building a lot of high density housing. Parking concerns have to be addressed.

Demetrius Arvanitrios. Parking in relation to residential homes. No parking for commercial vehicles, people can't afford storage. Maybe make some land rental available. Nobody's addressed this. We have big population of business people, laborers.

Ryan Cabol, West Barnstable. How are trailers being described as. Defined.

Charlie Rolf, Marstons Mills. Rolf Excavation. Can't park equipment at his home, makes things hard.

Matthew Prescott in attendance. Concerns with commercial parking. This will effect small business owners. Neighbors have commercial vehicles as well. Cannot have town sweep of broad overreach.

Jack Riki, Hyannis. Has a business trailer. A lot of people are doing this right and looks neat and clean. Yards are maintained.

Sean Roycroft, Centerville. Owns his own building business. If a lot of commercial vehicles, may be a problem. RV trailers. Don't want to have to pay. If you can fit a trailer on your property shouldn't be an issue. Bigger problem if they can't afford to work and live here.

Clifford Carroll in attendance. Need balance in town of Barnstable. Industrial apartments on Thornton Drive. Why not designate some land there for trailers. Water issues here, shortage. Town needs to stop allowing developers to build. Need a master plan – town needs to use their land. See what the Town already owns.

Josiah Bartley. Unregistered vehicles on property. He has some that will not go on the road per his hobby with race cars.

Chair Stephen Robichaud, - in regards to the 2026-012 Zoning Amendment (ZA), does think continuing to November is the right decision regarding due diligence. Planning Board is an advisory board, any zoning amendment comes to us and we vet and review and decide whether positive or negative on it. Ultimately it is Town Council to approve – 2/3rds majority vote. There is another chance for public comment at Town Council as well. We are reviewing. We take public comment very seriously when

vetting a ZA. Nov 10th, meeting that this will be presented at. Town Council does not have to heed our recommendation, but can have additional comment there.

Brian Croaker, Marstons Mills. Plumbing company. Travel expenses for any emergency calls if can't bring service trucks home.

Chair Stephen Robichaud calls for 5 minute recess. 8:25.

Reconvenes at 8:35.

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

Jake Fricke, Cape & Islands Engineering in attendance. Merger of two parcels on High Street. Under sized lots, but the merge will make it more conforming, does meet frontage. Fire Dept. needs more space for trucks.

Jim Kupfer, this is on a public way.

Tim O'Neill, diagonal line on southwest corner, existing parcel?

Jake Fricke, confirms that this is an existing line.

Sean Brown, Deputy Chief Cotuit Fire District. This is correct in the plan.

Motion made by Matt Teague to approve/endorse the plan as submitted as an Approval Not Required plan, 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 Ray Sexton,

Roll Call Vote:

Michael Mecnas - aye

Mary Barry - aye

Ray Sexton - aye

Matt Teague - aye

Tim O'Neill - aye

Stephen Robichaud - aye

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 – *continued from September 8, 2025*

Attorney Patrick Nickerson in attendance. Attorney John Kenney in attendance. Marcello Bornbam in attendance.

Attorney Nickerson gives a history of the project – HHDC approved demolition of the bldg. Presentation given. Shows proposed building. Improved sidewalks to be done. Fourth story built into the roof line, looks like 3 stories as such. Shows the views from Ocean Street and Main Street. Proposed curb cut shown (plan).

Proposed to be 24 ft. wide. This is the max width. Will allow for two way traffic. Rear of the building. Shows where curb cut will be. Reference made to the Staff Report.

Jim Kupfer, Chapter 240 24 - new curb cut is required. Because of the environment, Downtown Hyannis, when updating the zoning, Main Street is not a viable option. Farthest distance from the intersection and by comments made at Site Plan Review, and Planning and Development. Secondary entrance suggested and it was agreed, see No. 5 of Staff Report, seeking an agreement - that access would guarantee in perpetuity.

Chair Stephen Robichaud, parking is at ground level or - Garage door.

Attorney Nickerson, yes, ground level, each resident receives a transponder.

Chair Stephen Robichaud, site lines, safe and adequate?

Brian Yergatian, BSC Engineering replies, yes.

Chair Stephen Robichaud, town lot, are there improvements being made as part of this project?

Attorney Nickerson, yes, at the Applicant's expense.

Mary Barry, on Ocean Street entrance – to public parking lot – where will this be from Ocean Street side? the flow – are people able to go in and out at the same time?

Attorney Nickerson, located to the rear of the bldg. 24 ft. wide. Access both in and out.

Brian Yergatian, it's a little bit more than 50 ft., GIS map shown. it's a two way, only on Ocean Street.

Atty Nickerson they'll be a dividing wall.

Mary Barry, any pedestrian access in the garage? Attorney Nickerson, no.

Attorney Nickerson, includes 3 handicap, large new sidewalk to the rear of the building. Sidewalk will extend to boundary of the town lot. Restriping the entire lot.

Mary Barry, any electric vehicle charging stations?

Brian Yergatian, no plan for EV yet.

Matt Teague, signage or some sort of announcing audible or light for pedestrians? Recommend you look at that.

Tim O'Neill, any comments from the Fire Dept. during Site Plan review? Does this curb cut work with Fire Dept.?

Attorney Nickerson, yes, template plan submitted and met with satisfaction of Fire Dept. – realigned and parking will be a loss of 7 spots.

Brian Yergatian, given an updated turning template for Hyannis turning truck. Enter through more northerly and exit southerly curb cut.

Chair Stephen Robichaud, draft condition No. 8. Must be exercised within 2 years.

Jim Kupfer clarifies, for Bldg. permit.

Chair Stephen Robichaud, appears that this is the max distance – gone as far as possible from the intersection.

Chair Stephen Robichaud asks for any public comment.

Eric Schwaab in attendance. This building is too big, it's too dense. Unsafe. This design is not in compliance with standards for all districts. Landscape buffer must be provided. 10 or more parking spaces. 240.24.15. Building is non compliant for town code.

Town Councilor Betty Ludtke in attendance. Concerns with the entrance to the parking garage. Two parking lots here. Can you turn all the way in?

John Young, Hyannis. Doesn't look like enough room to get off the street into the garage, so not as to stop traffic.

John Richmond, Hyannis. Confirms the number of units and parking spaces. Will Town give over some of this parking lot if needed?

Chair Stephen Robichaud moves to close the public hearing, seconded by Michael Mecnas,

Roll Call Vote:

Michael Mecnas - aye

Mary Barry - aye

Matt Teague - aye

Ray Sexton - aye

Tim O'Neill - aye

Stephen Robichaud - aye

Attorney Nickerson, regarding landscaping section in Chapter Zoning. Ingress and egress, formal site plan review, approval received last Thursday. 22 units, 25 spaces being provided. Retail use as well here, mixed use.

Motion made by Tim O'Neill to accept the Draft Findings – read into record;

- 1. The property location is 337 & 345 Main Street, Hyannis, is shown on Assessor's Map 327 Parcels 111 and 112 in the Downtown Main Street zoning district.**
- 2. The Applicant, Bornbam Associates, LLC, seeks to construct a new curb cut on Ocean Street.**
- 3. The Planning Board finds that the issuance of the Special Permit is consistent with the Design and Infrastructure Plan and that the development meets the following criteria:**
 - a. "Provide housing that supports a mix of income levels and provides both ownership and rental housing."***
 - b. "Support locally owned businesses and business that employ Cape Cod residents."***
- 4. The application falls within a category specifically excepted in the ordinance for a grant of a Special Permit. Section 240-24.1.5.D.7(c) allows the Planning Board to grant permission to construct a new curb cut via a Special Permit.**
- 5. After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the zoning ordinance and would not represent a substantial detriment to the public good or the neighborhood affected.**

6. An application for this project has been reviewed by Informal Site Plan Review and Formal Site Plan Review.
7. The necessity for a new curb cut is shown to be adequate given special circumstances including:
 - a. That the project will provide housing that supports a mix of income levels.
8. The proposed repairs, alterations and/or expansion are not substantially more detrimental to the surrounding neighborhood.

Along with the draft conditions, seconded by Matt Teague,

Roll Call Vote:

Michael Mecnas - aye
Mary Barry - aye
Ray Sexton - aye
Matt Teague - aye
Tim O'Neill - aye
Stephen Robichaud - aye

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)

Motion made by Chair Stephen Robichaud to open the public hearing, seconded by Tim O'Neill,

Roll Call Vote:

Michael Mecnas - aye
Mary Barry - aye
Ray Sexton - aye
Matt Teague - aye
Tim O'Neill - aye
Stephen Robichaud - aye

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

Motion made by Chair Stephen Robichaud to open the public hearing, seconded by Michael Mecnas,

Roll Call Vote:

Michael Mecnas – aye
Matt Teague - aye
Mary Barry - aye
Ray Sexton - aye
Tim O'Neill - aye
Stephen Robichaud - aye

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

Motion made by Chair Stephen Robichaud to open the public hearing, seconded by Matt Teague,

Roll Call Vote:

Michael Mecnas - aye

Mary Barry – aye

Ray Sexton - aye

Matt Teague - aye

Tim O'Neill - aye

Stephen Robichaud - aye

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 Commercial Space is Required

Motion made by Chair Stephen Robichaud to open the public hearing, seconded by Ray Sexton,

Roll Call Vote:

Michael Mecnas - aye

Mary Barry - aye

Ray Sexton - aye

Matt Teague - aye

Tim O'Neill - aye

Stephen Robichaud - aye

Jim Kupfer gives a presentation: Zoning. MGL Chapter 40A, Section 5. Planning Board (PB) makes an advisory report to Town Council (TC). Town Charter 241-29 Planning Board.

Downtown Zoning. Zoning Item No. 2022-144 was recommended by PB and then to TC. Created this Downtown Zoning Districts. Review of the mapping and breakdown of the areas. Form Based Zoning. There were some concerns about zoning and subcommittees formed. Report provided to TC. The Ad Hoc Subcommittee was recommended and that it is separate from the last two items, Zoning Amendments 2026-008 and 2026-012, two separate processes.

Item No. 2026-003 - Parking Requirements: limited parking. One unit has to have at least one parking space. TC has requested to take a closer look at this. 1.5 to 2 was recommended by the subcommittee. Insert some strict standards for parking dimensions. Handicapped are not part of.

Mary Barry clarifies the 1.5 to 2 parking spaces.

Item No. 2026-005 – height discussed and limitation. Now can do a 4 story, but has to be stepped back. Replace Downtown Village with Downtown Neighborhood Requirements. DV to DN. 80% max lot coverage. DM would go to 3 stories. 50% lot coverage proposed. Setbacks. Multi family – DN would be up to 4 units within a structure.

Tim O'Neill, the use table – would this prohibit certain uses?

Jim Kupfer, yes, limited uses in a Downtown Neighborhood District.

Item No. 2026-007 – Ground floor commercial space – this would expand and bring down to Pleasant Street.

Matt Teague, repetitive petition clarification. - Jim Kupfer, confirms couldn't bring back the same petition for two years.

Ray Sexton, net increase confirms the two blocks.

Chair Stephen Robichaud, commercial on first floor, waived per a special permit?

Jim Kupfer, not as drafted, there's not a special permit provision.

Chair Stephen Robichaud, could this be added as a provision to require a special permit?

Mary Barry, confirms all the areas. Jim Kupfer clarifies the stretch/area.

Tim O'Neill, frontage? All Main or?

Jim Kupfer, for any lot fronting Main Street, just on Main.

Chair Stephen Robichaud opens up public comment.

2025-003 – Bob Schulte. Parking. Committee had heard that 1 space per unit was inadequate. Do not have sufficient parking. Significant need for businesses and harbor, ferry. 45% of 1,300 area. 55% are privately owned. North Street parking lot has a lot of different owners. 1.5 space per unit is needed.

Eric Schwaab in attendance. Parking, general consensus was 1.7 and up. Need a compromise.

Town Councilor Betty Ludtke. Parking. 1 space is way to low.

John Richmond. Parking. In favor of 2 spaces per unit. Future, what will happen and if they will rent out as market rate housing.

Item No. 2026-005 – public comment

Bob Schulte. Height. Concerns about canyon effect. Concerns with 4 stories. Proposing 3 stories and going to 3.5 if recessed. Hyannis Village Zoning, 6 in permitting, 12 under construction and 5 awaiting CO's. Only 4 of these have sought 4 stories. Developers do not need 4 stories for new housing.

Town Councilor Betty Ludtke. Height. School Street is the only street left that has old feel.

Eric Schwaab. Height. Concerns with setbacks.

Item No. 2026-006. Amending Zoning Map to do a Downtown Neighborhood (DN).

Bob Schulte, height concerns. Village district zoning. Proposing a transition and/or setback. Eliminate Downtown Village (DV) and return to DN.

Town Councilor Betty Ludtke. DV to DN. Transitions are good.

Eric Schwaab. This creates the transition and softens the blow.

Town Councilor Betty Ludtke. One Cape. Historic presentations done.

Moran from Cotuit. Downtown villages. TC had new ideas. Ad Hoc Committee decided what really needs to be changed. Bring back to moderate level.

John Richmond. Thinks this is step in the right direction. Downtown Hyannis will now become urban. Doesn't have the infrastructure.

Item No. 2026-007.

Bob Schulte – Ocean Street to Pleasant Street is commercial on both sides. Old Colony. Codify what's existing.

Eric Schwaab – doesn't think Winn Development project was done correctly.

Town Councilor Betty Ludtke – Winn is unable to do commercial. She has spoken to them about possible other things to place here, i.e., storefront windows. Commercial space options.

Matt Teague – would we have seen these if DCPC went through?

Bob Schulte, not part of this, doesn't know. Not tied to those whatsoever. Report since April/May.

Matt Teague, timing is ironic.

Jake Dewey – map, big parcels need to be considered. How to connect and taper. Connect the walkway to the sea. Westend rotary as well. Trying to create historically appropriate. Affordability component. Would like this to happen in tandem, give density and create affordable as well. There is a metric for parking for this as well. Recommend that ask other specialists.

Bob Schulte – Concerns with the affordability issue as well. Recommendation to increase the affordability as well. Creating a tiered effect as well. Importance of short term rental takes inventory out of our housing stock. Should be reasonable.

Chair Stephen Robichaud states that he has received correspondence from the public.

Jim Kupfer, maybe send staff an email about what information PB would like to have to review.

Chair Stephen Robichaud comments that he was part of the making of the form based code. A lot of abandoned buildings and housing issues. Zoning could use some tweaks. Continues to have concerns about the housing. Can potentially use density as a reward for more housing as well. Affordability. Need to work on the affordable percentage. Compromises like these are good. Would like to get some feedback per the neighborhood. Area North of Stevens Street and DN included to give context. Agree with buffer, transition zone. Support commercial on first floor as long as an applicant can seek relief. Can't vote if reduce the feasibility of housing. Water District comments, and within the form based code and the same for CWMP. Presentation on multi family housing report.

Matt Teague, building height and code. Half story is different from what we talked about today.

Mary Barry, crime and was higher in 2020, 2021, went through a bad time when a lot of crime.

Chair Stephen Robichaud makes a motion to continue TC Item No. 2026-003 to October 27, 2025 , seconded by Matt Teague,

Roll Call Vote:

Michael Mecnas - aye

Mary Barry - aye

Ray Sexton - aye

Matt Teague - aye
Tim O'Neill - aye
Stephen Robichaud - aye

Chair Stephen Robichaud makes a motion to continue TC Item No. 2026-005, to October 27, 2025,
seconded by Michael Mecnas,

Roll Call Vote:

Michael Mecnas - aye
Mary Barry - aye
Ray Sexton - aye
Matt Teague - aye
Tim O'Neill - aye
Stephen Robichaud - aye

Chair Stephen Robichaud makes a motion to continue TC Item No. 2026-006 to October 27, 2025,
seconded by Matt Teague,

Roll Call Vote:

Michael Mecnas - aye
Mary Barry - aye
Ray Sexton - aye
Mat Teague - aye
Tim O'Neill - aye
Stephen Robichaud - aye

Chair Stephen Robichaud makes a motion to continue TC Item No. 2026-007 to October 27, 2025, seconded
by Ray Sexton,

Roll Call Vote:

Michael Mecnas - aye
Mary Barry - aye
Ray Sexton - aye
Matt Teague - aye
Tim O'Neill - aye
Stephen Robichaud - aye

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

Motion made by Chair Stephen Robichaud to open the public hearing, seconded by Michael Mecnas,

Roll Call Vote:

Michael Mecnas - aye
Mary Barry – aye
Matt Teague - aye
Ray Sexton - aye
Tim O'Neill - aye
Stephen Robichaud - aye

Motion made by Chair Stephen Robichaud to continue TC Item No. 2026-008 to November 10th, 2025, seconded by Miichael Mecenass,

Roll Call Vote:

Michael Mecenass - aye
Mary Barry - aye
Ray Sexton - aye
Matt Teague - aye
Tim O'Neill - aye
Stephen Robichaud - aye

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

Motion made by Chair Stephen Robichaud to open the public hearing, seconded by Matt Teague,

Roll Call Vote:

Michael Mecenass - aye
Mary Barry – aye
Matt Teague – aye
Ray Sexton – aye
Tim O'Neill – aye
Stephen Robichaud - aye

Motion made by Chair Stephen Robichaud to open the public hearing, seconded by Matt Teague,

Roll Call Vote:

Michael Mecenass - aye
Mary Barry - aye
Matt Teague - aye
Ray Sexton - aye
Tim O'Neill - aye
Stephen Robichaud - aye

Chair Stephen Robichud would like to ask the Building Commissioner to come to the November 10, 2025, Planning Board meeting.

General Correspondence

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

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

September 8, 2025, Draft Minutes

Chair Stephen Robichaud entertains a motion to approve, seconded by Tim O'Neill, seconded by Mary Barry,

Roll Call Vote:

Michael Mecenass - aye
Mary Barry – aye
Matt Teague - aye
Ray Sexton - aye
Tim O'Neill - aye

Stephen Robichaud - aye

Future Meetings: October 27th, 2025, and November 10, 2025, @ 7:00 p.m.

Adjournment

Chair Stephen Robichaud entertains a motion to adjourn, moved by Mary Barry, seconded by Michael Mecnas,

Roll Call Vote:

Michael Mecnas - aye

Mary Barry - aye

Matt Teague - aye

Ray Sexton - aye

Tim O'Neill - aye

Stephen Robichaud - aye

The meeting adjourned at 10:40 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>