



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 Steven Costello Michael Mecenas Raymond Sexton
 Mathew Levesque – Town Council Liaison
Planning & Development Dept. Staff Support
 Elizabeth Jenkins, AICP, Director
 Kaitlyn Maldonado, Assistant Director
 James Kupfer, AICP, Senior Planner
 Karen Herrand – Principal Assistant - karen.herrand@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes September 26, 2022

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

Also in attendance via remote participation were Planning & Development Staff; Kate Maldonado, Assistant Director, James Kupfer, Senior Planner and Karen Herrand, Principal Assistant.

The Planning Board’s Public Hearing will be held at 7:00 p.m. by remote participation methods. Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Planning Board meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Planning Board by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: <https://townofbarnstable-us.zoom.us/j/85146917773>

Phone: 888 475 4499 US Toll-free

Meeting ID: 851 4691 7773

3. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing.

Application materials may be accessed by contacting Karen.herrand@town.barnstable.ma.us or calling 508-862-4064.

Call to Order

Introduction of Board Members and Staff Members

Roll Call Attendance:

Bob Twiss
Tim O’Neill
Mary Barry
Michael Mecnas
Ray Sexton

Notice of Recording This meeting is being recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

Public Comment:

Chair Stephen Robichaud will continue all matters due to the Rosh Hashanah. This meeting will be continued to October 3rd, 2022. Public comment also will be continued to October 3rd, 2022.

Subdivisions:

Preliminary Subdivision Old Stage Rd. and Parker Lane - William Eagan has submitted an application for a preliminary subdivision plan entitled “Preliminary Subdivision Plan of Land on Old Stage Road and Parker Lane in Barnstable, MA prepared for William Eagan 70 Newport Avenue, Osterville, MA 02655” dated June 21, 2022 (Majority of members present and voting)

Motion made by Bob Twiss, this matter is not a public hearing, moved to continue to October 3rd, 2022, at 7:00 p.m., seconded by Mary Barry,

Roll Call Vote:

Bob Twiss - aye
Tim O’Neill - aye
Mary Barry - aye
Michael Mecnas - aye
Ray Sexton - aye
Stephen Robichaud - aye

Regulatory Agreements:

Shoestring Properties, LLC seeks to enter into a Regulatory Agreement with the Town of Barnstable to construct thirty-four (34) condominium units in two (2) buildings with associated improvements at 110 School Street and 115 School Street, Hyannis. The redevelopment consists of twenty-two (22) 3-bedroom units and twelve (12) 2-bedroom units. A total of 70 parking spaces will be provided. (Majority of members present and voting) *continued from August 8, 2022.*

Motion made by Mary Barry to continue – public hearing is open – to continue Regulatory Agreement 2022-002 Dockside Residence, 110 School Street and 115 School Street to October 3, 2022, at 7:00 p.m., seconded by Tim O’Neill,

Roll Call Vote:

Bob Twiss - aye
Tim O’Neill - aye
Mary Barry - aye
Michael Mecnas - aye
Ray Sexton - aye
Stephen Robichaud - aye

Zoning Amendments:

Proposed Zoning Amendment – TC Item No. 2023-023 - The proposal is to amend Chapter 240 Zoning, Article III, § 240-39 Shopping Center Redevelopment Overlay District by repealing and replacing the existing zoning ordinance to allow for mixed-use development including multi-family dwellings, hotel and office uses with specified parking and dimensional requirements within the overlay district. In addition, the proposed amendment incorporates affordable housing requirements for multifamily dwelling development, updates parking requirements for retail and regional shopping centers, updates landscape requirements, and updates Special Permit provisions and procedures among other proposed amendments. (Majority of members present and voting for recommendation to Town Council)

Motion made by Michael Mecenass to open the public hearing, seconded by Mary Barry,

Roll Call Vote:

Bob Twiss - aye
Tim O’Neill - aye
Mary Barry - aye
Michael Mecenass - aye
Ray Sexton - aye
Stephen Robichaud - aye

Chair Stephen Robichaud entertains a motion to continue, moved by Michael Mecenass to continue proposed Zoning Amendment TC Item No. 2023-023 to October 3, 2022, at 7:00 p.m., seconded by Mary Barry,

Roll Call Vote:

Bob Twiss - aye
Tim O’Neill - aye
Mary Barry - aye
Michael Mecenass - aye
Ray Sexton - aye
Stephen Robichaud - aye

Staff Updates

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

September 12, 2022, draft minutes - tabled to October 3rd.

Future Meetings: October 3rd, and October 24th, 2022, @ 7:00 p.m.

Adjournment

Chair Stephen Robichaud entertains a motion to adjourn, moved by Bob Twiss, seconded by Michael Mecenass,

Roll Call Vote:

Bob Twiss - aye
Mary Barry - aye
Tim O’Neill - aye
Michael Mecenass - aye
Ray Sexton - aye
Stephen Robichaud - aye

The meeting adjourned at 7:09 p.m.

Respectfully Submitted
Karen Herrand, 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