



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 August 25, 2025

Stephen Robichaud – Chairman	Present
Tim O’Neill – Clerk	Present
Mary Barry	Absent
Michael Mecnas	Present
Raymond Sexton	Present
Matthew Teague	Present

Also in attendance were Planning & Development Staff; 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&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 Commission and Board Members

General Public Comment - None

Special Permits

Champ Homes, Inc. have submitted a request for a Special Permit for the properties located at 75 and 83 School Street, Hyannis for relief from parking requirements

Motion made by Tim O’Neill to open the public hearing, seconded by Ray Sexton,

Roll Call Vote:

Matt Teague – aye

Michael Mecnas – aye

Ray Sexton – aye

Tim O’Neill – aye

Stephen Robichaud – aye

Adam Burnett in attendance, CHAMP HOMES. Dan Ojala in attendance and Alison Alesi from A3 architects. Champ Homes. He gives a presentation. Campus information shared. Units on both sides of street. Seeking parking relief. 31 units. Proposing 16 total which is sufficient, most residents do not own vehicles.

West side of School Street. 4 ADA compliant. Proposed Configuration shown. Construction will be done soon. Construction protocol.

Dan Ojala, Downcape Engineering. Worked with CHAMP many years ago with Paul Hebert. Historic did want to keep garage. This will be moved to the South. Can park some staff there as well. Vast majority do not have cars. This is a walkable area. Latest change today – introduce some pervious pavers. Lot covered definition, pervious would not count. Landscape in good shape. Worked with Fire Dept. Special and unique site.

Chair Stephen Robichaud, Condition No. 1 on pg. 3 will need to be updated with latest plan provided August 25th, 2025. Confirms reduction in required parking.

Matt Teague, draft findings if withdrawing should note that this is not an issue, plan has been submitted. Note that they have met requirement - Finding No. 9
No. 3 – this is a new application, not a modification application, correct? Confirms this is a typo.

Ray Sexton, proposed new building, one story?

Alison Alesi, partial – main level and a second floor, partial. Second floor is bedrooms and bathrooms.

Public comment

Kevin Madden, 89 Lewis Bay Rd. in attendance. His concern is parking. Close to Steamship Authority. Also a new development on South Street is 16 spaces enough for staff and those that come and have cars? How many staff? Overflow parking as well for the clients?

Adam Burnett replies – he has been there with CHAMP 8 years, have never had a time where more than ¼ of residents have vehicles, have 6 staff when fully staffed. We are only there during the day for the most part. Wayward, because set back and not visible, this new design is set back and no one knows the parking is there.

Chair Stephen Robichaud, signage regarding unauthorized parking will result in tow?

Adam Burnett, we can do that.

Kevin Madden, portion would come to 89 Lewis Bay Rd., parking. If over your maximum.

Adam Burnett, we have one day per year when we go over parking and do clean up. Sometimes we have asked next door if we could park elsewhere in off season.

Chair Stephen Robichaud moves to close the public hearing, seconded by Matt Teague,

Roll Call Vote:

Matt Teague – aye

Michael Mecenat – aye

Ray Sexton – aye
Tim O’Neill – aye
Stephen Robichaud - aye

Matt Teague moves to approve the Special Permit request for 75 and 83 School Street subject to the following Findings:

1. The property location is 75 & 83 School Street, Hyannis, is shown on Assessor’s Map 327 Parcels 249 and 258 in the Downtown Neighborhood (DN) zoning district.
2. The Applicant, Champs Homes, LLC, seeks a Special Permit pursuant section 240-24.1.5(C)2. The applicant is proposing 16 parking spaces where a minimum of 38 are required.
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 or rental housing.
4. The application falls within a category specifically excepted in the ordinance for a grant of a Special Permit. Section 240-24.1.5(C)2 allows the Planning Board to provide relief on minimum parking requirements by 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 approved by Formal Site Plan on June 5, 2025.
7. Lesser parking spaces is shown to be adequate given special circumstances including:
 - a. Characteristics of use invalidating normal methods of calculating parking demand.
8. The proposed repairs, alterations and/or expansion are not substantially more detrimental to the surrounding neighborhood.
9. The applicant has submitted a site plan for the project entitled “Layout/ Landscape Site Plan of 75 & 83 School Street, Hyannis” last revised August 25, 2025, by Down Cape Engineering, Inc. that meets lot coverage requirements.

Draft Conditions;

1. The relief granted shall be substantially in conformance with the record plans entitled “Layout/ Landscape Site Plan of 75 & 83 School Street, Hyannis” last revised August 25, 2025, by Down Cape Engineering, Inc.
2. This Special Permit shall apply to 75 & 83 School Street, Hyannis, MA, Champs Homes, LLC, Map 327 and Parcels 249 and 258.
3. This Special Permit shall allow for the reduction of parking requirements. The applicant shall provide 16 parking spaces where 38 are required.

4. **Informal and Formal Site Plan Review conditions of approval are hereby incorporated into this Decision.**
5. **The proposed redevelopment shall represent full build-out of the lot. Further expansion of the structure is prohibited without prior approval from the Board.**
6. **This Decision shall be recorded at the Barnstable County Registry of Deeds and copies submitted to the Planning Board and Building Division prior to the issuance of any building permit and commencement of use.**
7. **The rights of this Special Permit must be exercised within 2 years from the date it is filed with the Town Clerk's Office - seconded by Michael Mecnas,**

Roll Call Vote;

Matt Teague - aye

Michael Mecnas - aye

Ray Sexton - aye

Tim O'Neill - aye

Stephen Robichaud - aye

General Correspondence

Chapter 91 Notice -251 Green Dunes Drive, Barnstable – Mierzwa – Dock, Pier, Ramp

Chapter 91 Notice – 97 Willow Run Drive, Centerville – Roche – pier

Chapter 91 Application – 190 Connors Rd., Centerville – Catignani – dock

Chapter 91 Application – 90 Short Beach Rd., Centerville – Cody – bulkhead and stone revetment

Discussion

Open Space and Recreation Plan Stakeholder Meeting – representative(s) from Planning Board

Kyle Pedicini gives an update for Open Space Recreation Plan. Open house this Thursday at 6 p.m. process and update. Recreational amenities. Stakeholder interviews. Looking for one or two volunteers. Will be a Zoom mtg. Sept. 4th. 9 to 10 a.m.

Chair Stephen Robichaud volunteers himself.

Kyle Pedicini, another mtg in October as well.

Chair Stephen Robichaud, let Kyle know if interested.

Staff Updates

Kyle Pedicini, LCP had first read. To be reviewed on Sept. 4th. Great Streets public meeting, two way travel Wed. 27th 6 p.m. Also 6 zoning articles also presented at Town Council (TC) – will come to Planning Board on Sept. 22. Workshop at TC to nominate Growth Incentive Zone (GIZ) as a District of Critical Planning (DCPC). TC continued this discussion.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

July 28, 2025, Draft Minutes

Motion made by Tim O'Neill to approve, seconded by Michael Mecnas,

Roll Call Vote:

Matt Teague – aye

Michael Mecnas – aye
Ray Sexton – aye
Tim O’Neill – aye
Stephen Robichaud – aye

Future Meetings: September 8th and September 22, 2025, @ 7:00 p.m.

Adjournment

Chair Stephen Robichaud entertains a motion to adjourn, seconded by Matt Teague,

Roll Call Vote:

Matt Teague – aye
Michael Mecnas – aye
Ray Sexton – aye
Tim O’Neill – aye
Stephen Robichaud - aye

The meeting adjourned at 7:28 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>