



# Town of Barnstable Planning Board



[www.townofbarnstable.us/PlanningBoard](http://www.townofbarnstable.us/PlanningBoard)

## Board Members

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

Town Council Liaison – Paula Schnepf

## Planning & Development Dept. Staff

James Kupfer, AICP, Director – [james.kupfer@town.barnstable.ma.us](mailto:james.kupfer@town.barnstable.ma.us)

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)

## AGENDA

### July 28, 2025

Barnstable Town Hall, 367 Main Street, Hyannis, MA, James H. Crocker, Jr., Hearing Room, 2<sup>nd</sup> 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&y ear=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 Commission and Board Members

## **General Public Comment**

### **Subdivisions**

Bill Eagan has submitted as built plans and a request for Form M completion for Sub. No. 827 – *continued from July 14, 2025* (Click [HERE](#) for materials)

### **Regulatory Agreements**

Reg. Agrmnt No. 2022-001, 442 Main Street, Hyannis request for second minor modification – *continued from July 14, 2025* (Click [HERE](#) for materials)

**Housing Production Plan Public Meeting Presentation** (Click [HERE](#))

### **Annual Election of Officers**

### **General Correspondence**

Letter from Jennifer Ratliff – received June 26, 2025 (Click [HERE](#))

### **Staff Updates**

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

### **Approval of Minutes**

June 9, 2025, Draft Minutes (Click [HERE](#) for draft minutes)

**Future Meetings:** August 11, and August 25, 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](mailto:Karen.pina@town.barnstable.ma.us) or calling 508-862-4064.