



# 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 Mecenas    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 February 24, 2025

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

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

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 Commission and Board Members – 7:02 p.m.

**General Public Comment - None**

### **Approval Not Required Plans**

Larry D. Nickulas has submitted an Approval Not Required plan entitled “Approval Not Required Plan of Land on Parker Lane in Barnstable, MA” prepared by Gallagher Engineering, as Plan No. 1, dated January 21, 2025 For 0 Parker Lane and 1650 Old Stage Rd., - Map 152 Parcels 006 & 010

Larry Nickulas in attendance. Came in July for parcel. Small parcel A unbuildable lot.

Jim Kupfer, explains Parker Lane was extended for Mr. Eagan for 2 single family lots and this is a portion of the frontage of that.

**Chair Stephen Robichaud entertains a motion to approve/endorse, moved by Matt Teague to; 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 Michael Mecnas,**

**Roll Call Vote:**

**Matt Teague - aye**  
**Michael Mecnas - aye**  
**Tim O’Neill - aye**  
**Stephen Robichaud - aye**

**Regulatory Agreements**

Applicants; Shoestring Properties, LLC, Main Street Times, LLC, and 259 North Street Limited Partnership, collectively, have submitted a Regulatory Agreement, application no. 2025-001

**Motion made by Tim O’Neill to open the public hearing, moved by Stephen Robichaud,**

**Roll Call Vote:**

**Matt Teague - aye**  
**Michael Mecnas - aye**  
**Tim O’Neill - aye**  
**Stephen Robichaud - aye**

Attorney Mike Princi, representing applicant. Have 3 projects previously done. 310 Barnstable Rd., Hyannis, Applicant will/can take you through this building to view the apartments. Building is completely renovated. Had several dedicated units. Part of the Dockside was approved and on new by law, has committed to 5 inclusionary units. They are requesting today – he passes out memorandum to the Board, Exhibit A. Asking to take the two from Cape Cod Times Bldg. swap, of units. Dockside project, probably 2 years out to have anything available. Housing Committee wants units that are ready to go and don’t want risks that may or may not be ready down the road. This would allow all units to be ready for occupancy. Hard to get 3 bedroom units. 310 Barnstable units are larger and better laid out. Greater need for rental units. 310 units new heating, and free wifi as part of the rent. 310 have some recreational space inside and outside. 30 cameras in parking area. Unanimous vote from Housing Committee. Would like to get this to Town Council after Planning Board reviews. Dockside has limited parking as well, at 310 Barnstable Rd., there are 3 spaces per unit.

Chair Stephen Robichaud; received two pieces of correspondence from the Housing Committee and letter from HAC. Is it safe to assume that the Housing Committee is recommending to move forward with the draft regulatory agreement?

Jim Kupfer, Chapter 9 article 1, references inclusionary and affordable housing and off site, section 9, 6 a2. At locations other than the subject location may be considered. Regulatory agreement is required to do this. We are reviewing a specific request in this. Barnstable Housing Committee shall be and advise the town Council as well. This is different and no zoning relief required, just majority vote needed.

**Chair Stephen Robichaud asks for any public comment. None.**

Chair Stephen Robichaud - limited members here tonight. Heard good things from people that did go by and look at these apartments, spacious and well done and great that they are available now. 70% to local

residents. Same amount of units, good to see 2 bedroom swapped for 3 bedrooms. Town Council will be pushing for more. Is the Dockside for rent or ownership?

Attorney Princi, for ownership.

Chair Stephen Robichaud, this would allow 5 units to be sold for market rate at the Dockside, he would like one more unit for rental.

Attorney Princi, they are willing to look at that.

Chair Stephen Robichaud, a lot of pros on this. Would like to see this go through both Planning Board and Town Council.

Matt Teague, did visit 310 Barnstable Rd., good effort. How many units at 310?

Attorney Princi, 29, 3 to be restricted. 3 units, plus 2 more units and then 5 from the Dockside, deed restricted.

Matt Teague, this will set a precedent, can see argument both ways. Thinks stacking in one part of town may not be good. Struggle with stacking concept.

Attorney Princi, this is Hyannis to Hyannis. Rents are geared to have a mixed group of tenants.

Michael Mecenass, he visited twice, very spacious units here at 310 Barnstable. Every unit has laundry facility. Everything is brand new. Parking spaces available. Great job.

Attorney Princi, he works next door building and house nearby being completely renovated. Some upgrading in the area as well. Doesn't see issue with this.

Chair Stephen Robichaud, both sites are great locations, walkable and close to convenient stores. This is good site.

Tim O'Neill, viewed the property as well. Impressed. Amenities are great, laundry, free wifi. not the standard. Remembers hearing the need for 3 bedroom units. Housing Committee wants these units now and available now. This area has been slated for new growth. The needs seem to be met with the application as it is. Are there some red lines with draft?

Jim Kupfer, it does need to go through legal review. If Board likes legal can revise for presentation to Town Council or you can continue. Legal will be looking at the agreement.

Matt Teague is in support subject to final review.

Michael Mecenass as well.

Tim O'Neill as well.

Chair Stephen Robichaud is there an opportunity for an additional unit? Feels that it will take one additional unit to get over the line.

Attorney Princi, there are some type of tax credits doing these types of projects. 310 Barnstable is not getting anything back from this project for this and from the Town.

Jim Kupfer, if motion just to recommend approval – state units as defined in draft pg. 3 to pg. 4. Read into record. Town Legal Dept. may revise. Draft 1, 2 and 3, could make an amendment. If substantive.

Discussion regarding any amendments

Jim Kupfer, Town Council not executed prior to affirmative by the Planning Board and Town Council, recommend ..when waiver, 2/3<sup>rd</sup> vote is required. Town Council can send it back, but they can make adjustments.

Matt Teague, mention the 70% to local residents.

**Chair Stephen Robichaud entertains a motion to recommend the execution of Regulatory Agreement 2025-001, Shoestring Properties, LLC, Main Street Times, LLC and 259 North Street Limited Partnership, to Town Council, according to draft regulatory agreement, subject to legal review, Seconded by Tim O'Neill,**

**Roll Call Vote;**

**Matt Teague - aye**

**Michael Mecenias - aye**

**Tim O'Neill - aye**

**Stephen Robichaud - aye**

### **Staff Updates**

Jim Kupfer, Local Comprehensive Plan (LCP) will review the draft plan. May take another meeting, but once finalized will go out to the public. Zoning Ad Hoc from Town Council (TC) meeting regularly, meeting next week seeking to finalize memo to TC, potential zoning amendments. TC on Thursday, Housing Production Plan (HPP) hearing for vote to approve the plan. Workshop style.

Accessory Dwelling Unit (ADU) ordinance- at TC on March 6<sup>th</sup>. Open space plan in next month or so.

Favorable from Community Preservation Committee (CPC) and TC for consultant. Awarded grant from the state as well.

Chair Stephen Robichaud, DPW with 5 letters on intent. Community Rec Building, Marstons Mills Airport, hanger and old jail in Barnstable Village and Hyannis Armory - Meeting space that could hold 200 to 230 people, love to see as a multi space. Land trust partnering with CPC Cotuit High grounds golf course, changing. Go for appraisal for the old Anthony's Cummaquid Inn.

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

#### **Approval of Minutes**

February 10, 2025 Draft Minutes

**Chair Stephen Robichaud entertains a motion to approve - Matt Teague abstains. There are not enough members to make a vote – these draft minutes are tabled to the next meeting..**

Matt Teague, Commission to unlock housing, state and zoning reform. Very progressive.

**Future Meetings:** March 10<sup>th</sup>, and March 24<sup>th</sup>, 2025 @ 7:00 p.m.

### **Adjournment**

**Motion made by Chair Stephen Robichaud to adjourn, seconded by Matt Teague,**

**Roll Call Vote;**

**Matt Teague - aye**

**Michael Mecenias - aye**

**Tim O'Neill - aye**

**Stephen Robichaud - aye**

The meeting adjourned at 7:57 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** – RA Shoestring Properties, LLC, Main Street Times, LLC, and 259 North Street Limited Partnership  
RA No. 2025-001 - Memorandum to the Board, from Attorney Princi

APPROVED