



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 8, 2025

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

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&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 Commission and Board Members

General Public Comment - None

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

Chair Stephen Robichaud - Applicant has requested a continuance to September 22, 2025, meeting. Reads request into record, email letter dated August 28, 2025, from Attorney Patrick Nickerson, reason being that formal site plan is not completed yet.

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

Roll Call Vote:

Matt Teague – aye

Michael Mecnas – aye

Mary Barry – aye
Tim O’Neill – aye
Stephen Robiochaud - aye

Motion made by Mary Barry to continue Special Permit Application No. 2025-004 - 337 & 345 Main Street, Hyannis to September 22, 2025 at 7:00 PM , seconded by Michael Mecnas,

Roll Call Vote:

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

General Correspondence

Chapter 91 Notice – 90 Short Beach Rd., Centerville – Cody – replace/maintain bulkhead

Staff Updates

Kyle Pedicini, updates open space meeting, stakeholder. Stephen Robichaud attended. Early draft for second public meeting. Send to Planning Board for any comments to share with. Final draft before Town Council. State regulations – Planning Board states recommendation.

District Critical Planning (DCP) concern at Town Council, that was withdrawn. Six (6) proposed zoning changes coming to next meeting.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

August 25, 2025, Draft Minutes

Motion made by Tim O’Neill to approve, seconded by Mary Barry,

Roll Call Vote:

Matt Teague - aye
Michael Mecnas - aye
Mary Barry - aye
Tim O’Neill - aye

Future Meetings: September 22nd and October 27th, 2025, @ 7:00 p.m.

Adjournment

Chair Stephen Robichaud moves to adjourn, seconded by Matt Teague,

Roll Call Vote:

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

The meeting adjourned at 7:06 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>