



# Town of Barnstable Planning Board



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

## Board Members

Stephen Robichaud, Chair   Robert Twiss, Vice 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

### June 9, 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&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

## **General Public Comment**

### **Subdivisions**

Subdivision No. 605 - Anne J. Villano, Trustee of the Jensen Family Trust has submitted a Form G request for release of covenant for 130 Foxglove Road, Marstons Mills (Click [HERE](#) for materials)

### **Special Permits**

Barnstable Black Belt LLC has submitted a Special Permit application for the property located at 79 Center Street, Hyannis for multi family housing - The Applicant has requested relief from section 240-24.1.6(B) minimum primary ground story fenestration requirement. The applicant proposes 36.43% fenestration where 60% is required. The subject property is located at Assessors Map 327, Parcel 065, zoned Downtown Main Street (Click [HERE](#) for materials)

### **General Business**

Review and Recommendation of Local Comprehensive Plan to Town Council

### **General Correspondence**

Chapter 91 Notice – 190 Connors Rd., Centerville – Catignani – maintenance of aluminum pile

### **Staff Updates**

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

### **Approval of Minutes**

May 12, 2025, Draft Minutes (Click [HERE](#) for draft minutes)

**Future Meetings:** June 23<sup>rd</sup>, and July 14, 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.