



Town of Barnstable Planning Board



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

Mathew Levesque – Town Council Liaison

Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director

Kaitlyn Maldonado, Assistant Director

James Kupfer, AICP, Senior Planner

Karen Pina – Principal Assistant - karen.herrand@town.barnstable.ma.us

Town of Barnstable PLANNING BOARD Minutes November 13, 2023

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

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

The Planning Board’s Public Hearing will be held at 7:00 p.m. by remote participation methods. Alternative public access to this meeting shall be provided in the following manner:

1. Real-time access to the Planning Board meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Planning Board by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: <https://townofbarnstable-us.zoom.us/j/83260265895>

Phone: 888 475 4499 US Toll-free

Meeting ID: 832 6026 5895

2. Applicants, their representatives and individuals required or entitled to appear before the Planning Board may appear remotely and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing. Application materials may be accessed 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>

Call to Order

Introduction of Board Members and Staff Members

Attendance Roll Call

Ray Sexton

Bob Twiss

Tim O’Neill

Stephen Robichaud

Matt Teague

General Public Comment

Chair Stephen Robichaud asks for any public comment. None.

Approval Not Required Plans

Stuart Bornstein, d/b/a Windmill Square, LLC has submitted an Approval Not Required Plan entitled “Approval Not Required Plan of Land at Windmill Square Plaza, 3821 Falmouth Road (Route 28) Marstons Mills, MA 02648” dated September 20, 2023, revised October 18, 2023

Jim Kupfer, shows the plan – plan for land court , no lot lines being changed. Dunkin Donuts was carved off the lot previously. Existing parcel served by two paved public ways.

Chair Stephen Robichaud – confirms new survey to confirm for the Land Court?

Jim Kupfer, yes, up to date plan.

Stuart Bornstein in attendance.

Chair Stephen Robichaud entertains a motion, moved by Bob Twiss to approve/endorse the plan Approval Not Required Plan of Land at Windmill Square Plaza, 3821 Falmouth Road (Route 28) Marstons Mills, MA 02648” prepared by JC Engineering, Inc., last revised October 18, 2023, as an Approval Not Required (ANR) plan with the following Findings: 1. 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; and 2. All materials and conditions of Chapter 801, Article IV Approval Not Required Plans, have been submitted and are in full compliance, seconded by Tim O’Neill,

Roll Call Vote:

Ray Sexton - aye

Bob Twiss - aye

Tim O’Neill - aye

Matt Teague - aye

Stephen Robichaud - aye

Chapter 91 Notices

40 Waterman Farm Rd., Centerville – Cornwall – boardwalk, ramp and float
Energy Facilities Board – Eversource – West Barnstable Substation Zoning Exemption

Staff Updates

Local Comprehensive Plan (LCP)

Jim Kupfer, LCPC has openings for a few vacant spots. Thursday. Nov. 30th next meeting, future land use mapping.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

October 23, 2023 draft minutes

Chair Stephen Robichaud entertains a motion to approve the draft minutes of October 23, 2023, moved by Ray Sexton, seconded by Tim O’Neill,

Vote Call Vote:

Ray Sexton - aye

Bob Twiss - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Matt Teague - aye

Future Meetings: November 27th , 2023, (Joint Meeting with HHDC) and December 11, @ 7:00 p.m.

Jim Kupfer, Nov 27th Joint Meeting to go over updated design guidelines and seek adoption soon. Town Council to announce that American Association has named Barnstable for Planning award – announced on Thursday.

Chair Stephen Robichaud states Staff should be proud of this.

Adjournment

Chair Stephen Robichaud entertains a motion to adjourn, moved by Bob Twiss, seconded by Tim O’Neill,

Roll Call Vote:

Ray Sexton - aye

Bob Twiss - aye

Tim O’Neill - aye

Matt Teague - aye

Stephen Robichaud - aye

The meeting adjourned at 7:15 p.m.

Respectfully Submitted

Karen Pina, Principal

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>