



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
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 April 28, 2025

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

Also in attendance were Planning & Development Staff; James Kupfer, Director, 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&year=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 – Eric Schwabb in attendance. Parcels, how many are for the zoning amendment MAH, 3 or 4?

Robert Twiss explains per the proposed division it would be 4 addresses.

Approval Not Required

An Approval Not Required plan entitled “Approval Not Required Plan prepared for Wilkens Lane Properties LLC, prepared by DiPrete Engineering, last revised March 28, 2025” has been submitted to the Board for endorsement as an Approval Not Required (ANR) plan

Attorney Mike Ford in attendance. Mark Jackson from New England development in attendance. From prior ANR endorsed by Planning Board. 17 acres. Will allow to divide into 2 buildable lots and one

unbuildable lot. Have frontage. Wilkens Lane was done previous and released from covenant. Deed gives right to pass over Wilkens Lane. 81L.

Chair Stephen Robichaud entertains a motion to endorse/approve, moved by Ray Sexton to endorse the plan entitled, Approval Not Required Plan prepared for Wilkens Lane Properties LLC, prepared by DiPrete Engineering, last revised March 28, 2025 with the following 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

Mary Barry - aye

Ray Sexton - aye

Tim O’Neill - aye

Bob Twiss - aye

Stephen Robichaud - aye

Zoning Amendments

Proposal to amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, to add three properties to the Multifamily Affordable Housing residential district to allow for by-right affordable housing in addition to special permit affordable housing, and to add parking requirements, roof mounted solar system requirements, principal permitted uses, and other multifamily affordable housing requirements – *continued from March 10, 2025 and March 24, 2025*

Public hearing is open

Letter from Peg Holmes. Letter from, email Town Councilor Betty Ludtke.

Chair SR states that Town Councilor Betty Ludtke letter - is withdrawing the item. In light of the request to withdraw, he states that the Planning Board recommend to not recommend to Town Council. He likes the concept with this, path to home ownership, segment in the middle. Thanks to all that came up with this proposal.

Matt Teague, as presented would fail uniformity. Would like to see expanded, logical landmarks, possibly another area.

Michael Mecnas, he agrees with Matt Teague’s comments.

Mary Barry, good idea, but not appropriate for lots. Like idea of looking within a certain boundary.

Ray Sexton, good idea, maybe take a more strategic look. Concerned with letter – had hoped the Planning Board would have been able to put forward some tangible efforts to make more suitable. This was put forward, someone else’s idea.

Mary Barry, Town Councilor realized that Planning Board couldn’t take it and expand it, certain area.

Bob Twiss, he read Town Councilor Betty Ludtke letter as it was our duty to fix and it's the Planning Board's fault. Questioning the way the wording is and to what it means. Should send it back stating don't agree, but continue to work on it, bring back for further discussion.

Tim O'Neill, interesting concept. Likes smaller scale, duplexes. This is type of project want to foster. Maybe not in an area like this. Disappointed that we were here for this. Take different approach and bring back.

Chair Stephen Robichaud asks for any public comment.

Peg Holmes in attendance. Confirming this will not be approved and moved forward. Setbacks making even less than for a single family home. LCPC and Ad Hoc on zoning committee. Trees seem to be an issue, with small setbacks, won't have the trees. Hopeful that this is taken into consideration. Need to have match the community and not overcrowded.

Eric Schwabb in attendance. There is a lot of expertise on this Board. Look at West Hyannis as a whole and what can be done to preserve this area. Trees. Think about wider buffers between borders. Home ownership is important. Duplexes, do it thoughtfully. LCPC will help with this hopefully.

Natalie Pittenger in attendance. Increase setbacks from Route 28. Doesn't want to see stigma with any project. National community housing and effects of low income housing. Home ownership. Info about Chapter 40B, there should be an income cap.

Ray Sexton – agrees ownership makes a big difference.

Jake Dewey in attendance. Thanks the Board for taking this on. Would like to continue this discussion. Anything homeownership is good. Need to get more affordable, have a lot of housing, but not enough affordable. We are the only town that qualifies for the Commonwealth program.

Chair Stephen Robichaud moves to close the public hearing, seconded by Bob Twiss,

Roll Call Vote:

- Matt Teague - aye**
- Michael Mecnas - aye**
- Mary Barry - aye**
- Ray Sexton – aye**
- Bob Twiss - aye**
- Tim O'Neill - aye**
- Stephen Robichaud - aye**

Jim Kupfer explains this still has to go to Town Council.

Chair Stephen Robichaud explains that the Planning Board's recommendation is not binding. They can push it through.

Discussion regarding procedure for and coming before Town Council.

Chair Stephen Robichaud moves to not recommend Zoning Amendment TC Item No. 2025-075 to Town Council, seconded by Bob Twiss,

Roll Call Vote:

- Matt Teague - aye**
- Michael Mecnas - aye**
- Ray Sexton - aye**
- Mary Barry – aye**
- Bob Twiss - aye**
- Tim O'Neill - aye**

Stephen Robichaud - aye

Staff Updates

Jim Kupfer gives updates. LCPC - April 30th, May 5th and virtual option and May 8 at BHS, child care and pizza and crafts for kids, and interpreters available. Public comment open through May 11th. HPP also seeking public feedback. Can sent questions to his email. Full draft found at Towns website. CDBG Block Grant, seeking public comment, page on website.

Ray Sexton asks if session in Cotuit possible?
Jim Kupfer, Liberty Hall in Cotuit/Marstons Mills. Open to suggestions.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

April 14, 2025, Draft Minutes

Chair Stephen Robichaud entertains a motion to approve, moved by Ray Sexton, seconded by Tim O'Neill,

Roll Call Vote:

Matt Teague - aye
Michael Mecnas - aye
Mary Barry - aye
Ray Sexton - aye
Bob Twiss - aye
Tim O'Neill - aye
Stephen Robichaud - aye

Future Meetings: May 12th, 2025 and June 9th, @ 7:00 p.m.

Chair Stephen Robichaud makes a motion to adjourn, seconded by Bob Twiss,

Roll Call Vote:

Matt Teague - aye
Michael Mecnas - aye
Mary Barry - aye
Ray Sexton - aye
Bob Twiss - aye
Tim O'Neill - aye
Stephen Robichaud - aye

The meeting adjourned at 7:38 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>