



Town of Barnstable Planning Board



www.barnstable.gov/PlanningBoard

Board Members

Stephen Robichaud, Chair Tim O'Neill, Vice Chair Matthew Teague, Clerk Mary Barry Michael Mecenas Raymond Sexton Catherine Finkenstaedt
Town Council Liaison

Planning & Development Dept. Staff Support

James Kupfer, AICP, Director

Kyle Pedicini, Assistant Director - kyle.pedicini@barnstable.gov

Karen Pina – Principal Assistant - karen.pina@barnstable.gov

Town of Barnstable PLANNING BOARD Minutes April 13, 2026

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

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:

www.barnstable.gov/PlanningBoard or by contacting Karen.pina@barnstable.gov 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:

<https://barnstable.cablecast.tv/internetchannel/watch-now>

The Chair must inquire whether anyone else is taping this meeting and to please make their presence known.

Call to Order Introduction of Board Members

Planning Board Chair Public Comment Statement

General Public Comment – None

Chair Stephen Robichaud takes item out of order:

Discussion Item

Public Art Guidelines Discussion - (possible vote)

Chair Stephen Robichaud, Page 46 of these guidelines - HHDC Chair Cheryl Powell in attendance.

Kyle Pedicini gives an update regarding the draft of the public art guidelines. Planning Board comes as part of the Unified Design Guidelines.

Chair Stephen Robichaud - memo regarding establishment of public art guidelines to date. Would like a summary of the timeline.

Corey Pacheco, Senior Planner of Planning & Development in attendance. Requesting Planning Board review. Background results of effort of Staff and Sarah Korjeff. Art work is protected speech. They formed a working group. Draft guidelines. Content neutral standards. Criteria for mural and other public art. Clarified public art. Compatibility with the district. Request Planning Board review for approval.

Cheryl Powell – confirms that took some time. Had presentation/Legal dept. tried to incorporate all. Pg. 46 starts. Thinks ready to put in guidelines, unified now.

Chair Stephen Robichaud confirms that legal worked on and commends HHDC for all their efforts. Would like more time to review, possibly continue to Planning Board's next meeting of April 27th. Get any additional information to Planning Board as well.

Corey Pacheco and Cheryl Powell state that it was unanimous vote from Hyannis Main Street Waterfront District Commission (HHDC).

Chair Stephen Robichaud entertains a motion to continue, moved by Michael Mecenias to continue for review to April 27th, meeting, seconded by Ray Sexton,

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecenias - aye

Ray Sexton – aye

Matt Teague - aye

Tim O'Neill - aye

Stephen Robichaud - aye

Dan Ojala, Down Cape Engineering, in attendance. The is per the zoning change. With good intent. Talk about zoning changes. Approval Not Required (ANR) and/or preliminary plan to hold. DV – the use for the properties. Some controversy over zoning changes. Also chance to update. Re surveyed and cleaned up lot lines. Make a record of their properties as well. All has adequate frontage. All on modern GPS as record as well.

Chair Stephen Robichaud confirms that there are 19 in total. Board is in receipt of 19. Confirms what is in the Staff Report for Findings for each of these. All dated March 20, 2026.

Ray Sexton confirms that proposed zoning was adopted and some changes and Town Council eventually put forward. Mapping.

Kyle Pedicini, there were some additional amendments for Cape Cod Hospital (CCH) beyond what Planning Board presented.

Eliza Cox, Esq in attendance.

Dan Ojala, ANR does protect for another 3 years. Preliminary subdivisions will also be coming to Planning Board.

Approval Not Required Plans (19)

Cape Cod Hospital has submitted an Approval Not Required plan for **58 Parkway Place**, Hyannis MA – Map 342 Parcel 036 Plan entitled “Plan of Land of No. 58 Parkway Place, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Tim O’Neill makes a motion to endorse the plan entitled “Plan of Land of 58 Parkway Place” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan 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 Ray Sexton,**

Roll Call Vote:

Catherine Finkenstaedt – aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required plan for **51 Bay View Street**, Hyannis MA – Map 342 Parcel 040 Plan entitled “Plan of land of No. 51 Bay View Street, Hyannis, MA, Prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026

Chair Stephen Robichaud moves to endorse the plan entitled “Plan of Land of 51 Bay View Street” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan 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, second by Tim O’Neill,**

Roll Call Vote:

Catherine Finkenstaedt – aye

Michael Mecnas – aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required plan for **91 Park Street**, Hyannis MA – Map 327 Parcel 209 Plan entitled “Plan of Land of No. 91 Park Street, Hyannis MA, Prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026

Matt Teague moves to endorse the plan entitled “Plan of Land of No. 91 Park Street” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan, with the following Findings;

- **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:

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required plan for **22 Lewis Bay Rd.**, Hyannis MA – Map 327 Parcel 212 Plan entitled “Plan of Land of No. 22 Lewis Bay Road, Hyannis MA, Prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026

Ray Sexton moves to endorse this plan entitled “Plan of Land of No. 22 Lewis Bay Road” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan, with the following Findings:

- **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 Catherine Finenstaedt,

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required plan for **46 Parkway Place**, Hyannis MA – Map 342 Parcel 034 Plan entitled “Plan of Land No. 46 Parkway Place, Hyannis MA, Prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026

Micheal Mecnas moves to endorse the plan entitled “Plan of Land of 46 Parkway Place” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan with the following Findings;

- **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 Matt Teague,

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required Plan for **2 Park Street**, Hyannis MA – Map 342 Parcel 006 Plan entitled “Plan of Land of No. 2 Park Street, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Catherine Finkenstaedt moves to endorse the plan entitled “Plan of Land of 2 Park Street” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan with the following Findings;

- **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 Tim O’Neill,

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required Plan for **34 Park Street**, Hyannis MA – Map 342 Parcel 005 Plan entitled “Plan of Land No., 34 Park Street, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Tim O’Neill moves to endorse the plan entitled “Plan of Land of 34 Park Street” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan, with the following Findings;

- **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 Matt Teague,

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required Plan for **60 Park Street, and 35 Parkway Place**, Hyannis MA – Map 342 Parcels 003A & 003B Plan entitled “Plan of Land No. 60 Park Street and No. 35 Parkway Place, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Chair Stephen Robichaud moves to endorse the plan entitled “Plan of Land of 60 Park Street and 35 Parkway Place” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan with the following Findings;

- **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:

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required Plan for **74 Park Street**, Hyannis MA – Map 327 Parcel 205 Plan entitled “Plan of Land No. 74 Park Street, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Matt Teague moves to endorse the plan entitled “Plan of Land of 74 Park Street” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, with the following Findings,

- **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 Catherine Finkenstaedt,

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud – aye

Cape Cod Hospital has submitted an Approval Not Required Plan for **16 Lewis Bay Road**, Hyannis MA – Map 327 Parcel 211 Plan entitled “Plan of Land No. 16 Lewis Bay Road Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Ray Sexton moves to endorse the plan entitled “Plan of Land of 16 Lewis Bay Road” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan, with the following Findings;

- **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 Matt Teague,

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecenias - aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required Plan for **62 Park Street**, Hyannis MA- Map 342 Parcel 002 Plan entitled “Plan of Land No. 62 Park Street, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Michael Mecenias moves to endorse the plan entitled “Plan of Land of 62 Park Street” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan, with the following Findings;

- **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 Ray Sexton,

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecenias - aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required plan for **47 Park Street**, Hyannis MA – Map 327 Parcel 217 Plan entitled “Plan of Land No. 47 Park Street, Hyannis, MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Catherine Finkenstaedt moves to endorse the plan entitled “Plan of Land of 47 Park Street” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan, with the following Findings;

- **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 seconded by Matt Teague;

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - aye

Tim O'Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required plan for **67 Park Street**, Hyannis MA – Map 327 Parcel 206 Plan entitled “Plan of Land No. 67 Park Street Hyannis, MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Tim O'Neill moves to endorse the plan entitled “Plan of Land of 67 Park Street” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan, with the following Findings; 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 Stephen Robichaud,

Roll Call Vote;

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - nay

Tim O'Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required plan for **105 Park Street**, Hyannis MA – Map 327 Parcel 210 Plan entitled “Plan of Land No. 105 Park Street, Hyannis, MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Chair Stephen Robichaud moves to endorse the plan entitled “Plan of Land of 105 Park Street” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan, with the following Findings; 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 Matt Teague;

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - aye

Tim O'Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required plan for **20 Gleason Street**, Hyannis MA – Map 327 Parcel 208 Plan entitled “Plan of Land No. 20 Gleason Street, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Matt Teague moves to endorse the plan entitled “Plan of Land of 20 Gleason Street” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan, with the following Findings; 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 Ray Sexton,

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required plan for **25 & 35 Main Street, 14 Yellow Brick Road, & 50 Parkway Place**, Hyannis MA – Map 342 Parcel 031 Plan entitled “Plan of Land No. 25 & 35 Main Street, No. 14 Yellow Brick Road, No. 50 Parkway Place, Hyannis, MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis MA 02601” dated March 20, 2026

Ray Sexton moves to endorse the plan entitled “Plan of Land of 25 & 35 Main Street, 14 Yellow Brick Road, & 50 Parkway Place” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan, with the following Findings; 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 Catherine Finkenstaedt,

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required plan for **84 Park Street**, Hyannis MA – Map 327 Parcel 204 Plan entitled “Plan of Land for No. 84 Park Street Hyannis, MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Michael Mecnas moves to endorse the plan entitled “Plan of Land of 84 Park Street” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan, with the following Findings; 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 Catherine Finkenstaedt,

Roll Call Vote:

Catherine Finkenstaedt - aye
Michael Mecnas - aye
Ray Sexton - aye
Matt Teague - aye
Tim O’Neill - aye
Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required plan for **26 Gleason Street**, Hyannis MA – Map 327 Parcel 207 Plan entitled “Plan of Land for No. 26 Gleason Street, Hyannis MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Catherine Finkenstaedt moves endorse the plan entitled “Plan of Land of 26 Gleason Street” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan, with the following Findings; 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 Ray Sexton,

Roll Call Vote:

Catherine Finkenstaedt - aye
Michael Mecnas - aye
Ray Sexton - aye
Matt Teague - aye
Tim O’Neill - aye
Stephen Robichaud - aye

Cape Cod Hospital has submitted an Approval Not Required plan for **43 Lewis Bay Rd**, Hyannis MA – Map 327 Parcels 225G, 225H, 225J, 225K and 225L Plan entitled “Plan of Land of No. 43 Lewis Bay Road, Hyannis, MA Prepared for Cape Cod Hospital, 27 Park Street, Hyannis, MA 02601” dated March 20, 2026

Tim O’Neill moves to endorse the plan entitled “Plan of Land of 43 Lewis Bay Rd” prepared for Cape Cod Hospital, prepared by Down Cape Engineering, dated March 20, 2026, as an Approval Not Required Plan, with the following Findings; 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 Matt Teague,

Roll Call Vote:

Catherine Finkenstaedt - aye
Michael Mecnas - aye
Ray Sexton - aye
Matt Teague - aye
Tim O’Neill - aye

Stephen Robichaud - aye

General Correspondence

Chapter 91 Notice – Town of Barnstable - North & West Bay Maintenance Dredging
Chapter 91 Notice – 79 Short Beach Rd. – Pier, Ramp and Floats – Short Beach Realty Trust

Staff Updates

Zoning Subcommittee Updates

Kyle Pedicini – Town Council zoning map approved with some amendments. DV to DM. Cape Cod Hospital concerns were the issue at hand.

Matters Not Reasonably Anticipated by the Chair

Approval of Minutes

March 23, Draft Minutes

Chair Stephen Robichaud entertains a motion to approve, moved by Catherine Finkenstaedt, seconded by Ray Sexton,

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecnas – aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

Future Meetings: April 27th, and May 11th, 2026

Adjournment

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

Roll Call Vote:

Catherine Finkenstaedt - aye

Michael Mecnas - aye

Ray Sexton - aye

Matt Teague - aye

Tim O’Neill - aye

Stephen Robichaud - aye

The meeting adjourned at 7:55 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.gov>