



Town of Barnstable

Zoning Board of Appeals



Board Members

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard – Clerk
Emanuel Alves – Associate Member Vacant – Regular Member Larry Hurwitz – Associate Member
Rodney Tavano – Associate Member Aaron Webb – Regular Member Natalie Pittenger – Associate Member
Betty Ludtke – Town Council Liaison

Staff Support

James Kupfer -- Director – james.kupfer@town.barnstable.ma.us
Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
Genna Ziino – Administrative Assistant – genevey.ziino@town.barnstable.ma.us

<https://www.town.barnstable.ma.us/ZoningBoard>

Agenda

Wednesday, September 10, 2025

7:00 PM

**James H. Crocker Jr. Hearing Room, 2nd Floor, Town Hall
367 Main Street, Hyannis**

To all persons interested in or affected by the actions of the Zoning Board of Appeals, you are hereby notified, pursuant to Section 11 of Chapter 40A of the General Laws of the Commonwealth of Massachusetts, and all amendments thereto, that a public hearing on the following appeals will be held on Wednesday, September 10, 2025, at the time indicated:

Call to Order

Introduction of Board Members

Notice of Recording

This meeting of the Zoning Board of Appeals is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with MGL Chapter 30A §20, I must inquire whether anyone is recording this meeting and if so, to please make their presence known.

Minutes

July 9, 2025

Old Business

None

New Business

7:00 PM

Appeal No. 2025-023

Ferguson

Hugh S. and Katherine B. Ferguson as Trustees of the Ferguson Family Trust have applied for a Special Permit pursuant to Section 240-91 H (3) Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lots. The Applicants propose to demolish and rebuild a 3-bedroom, single-family dwelling on a lot containing 6,705 square feet, less than the minimum 10,000 square feet. The proposed new dwelling, patio, deck, and porch are almost entirely within the existing footprint. The existing nonconforming 4.1-foot side yard setback would remain. The proposed new dwelling meets the height, lot coverage, and gross floor area requirements of the ordinance. The subject property is located at 214 Annable Point Road, Centerville, MA as shown on Assessor's Map 211 as Parcel 009. It is located in the Residence D-1 (RD-1) Zoning District.

Correspondence

- Planning Board Notification Transmittal – 6 Proposed Zoning Amendments
- Cape Cod Commission Regional Policy Plan Subcommittee Meeting Agenda Thursday, September 4, 2025 at 2:00 p.m.
- Cape Cod Commission Regional Policy Plan Subcommittee Meeting REVISED Agenda Thursday, September 4, 2025 at 2:00 p.m.

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

September 24, 2025 (remote), October 8, 2025 (in person), October 22, 2025 (remote)

Adjournment