



Town of Barnstable Zoning Board of Appeals



Board Members

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard – Clerk
Emanuel Alves – Regular Member Debra Dworkis – Associate Member Larry Hurwitz – Associate Member
Natalie Pittenger – Associate Member Vacant – Associate Member Aaron Webb – Regular Member

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 – genevieve.ziino@town.barnstable.ma.us

Town Council Liaison

Betty Ludtke

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

Agenda

Wednesday, November 12, 2025

7:00 PM

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, November 12, 2025, at the time indicated:

The Zoning Board of Appeals Public Hearing will be held by remote participation methods. Public access to this meeting shall be provided in the following manner:

1. The meeting will be televised live via Xfinity Channel 18 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>
2. Real-time access to the Zoning Board of Appeals meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Zoning Board of Appeals by utilizing the Zoom link or telephone number and Meeting ID provided below:

Join Zoom Meeting Option	Telephone Number Option
https://townofbarnstable-us.zoom.us/j/87246918103	US Toll-free: 888 475 4499
Meeting ID: 872 4691 8103	Meeting ID: 872 4691 8103

Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely, and may participate through accessing the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to anna.brigham@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Copies of the applications are available for review by calling (508) 862-4682 or emailing anna.brigham@town.barnstable.ma.us.

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

September 24, 2025

Old Business

None

New Business

7:00 PM

Appeal No. 2025-031

Sullivan

William and Susan Sullivan have applied for a Modification of Special Permit No. 2006-076 pursuant to Section 240-91 H. Developed Lot Protection; Demolition/Rebuilding on a Nonconforming Lot. The Applicants are seeking to construct a 395 sq. ft. swim spa and a 23' x 27' patio to the rear of the property. The existing 141 sq. ft. rear deck with pergola would be demolished and removed. The Applicant's proposal increases the property's lot coverage from 18.1% to 19.9% and the maximum allowable lot coverage is 20%. The Applicant's request that the Board approve this proposal pursuant to Condition No. 7 of Special Permit No. 2006-076 and allow the additional buildout. The subject property is located at 990 Main Street, Cotuit, MA as shown on Assessor's Map 034 as Parcel 034. It is located in the Residence F (RF) Zoning District. **The Board is in receipt of a request to withdraw dated October 30, 2025.**

7:01 PM

Appeal No. 2025-032

WS Landing at Hyannis LLC

WS Landing at Hyannis LLC has petitioned for a Variance pursuant to Section 240-65 J. Drive Up Menu Board, Quantity and Area. The Applicant seeks to install 2 signs for a drive-through window, including an approximately 35 sq. ft. menu board sign and an approximately 1.25 sq. ft. sign on the menu speaker board. The subject property is located at 790 Iyannough Road, Hyannis, MA as shown on Assessor's Map 311 as Parcel 092. It is located in the Highway Business (HB) and the Business (B) Zoning Districts.

7:02 PM

Appeal No. 2025-033

Champ Homes, Inc

Champ Homes, Inc has petitioned for a Variance pursuant to Section 240-24.1.8 Table 5 Dimensional Standards in the Downtown Neighborhood District. The Petitioner seeks to construct a two-story, 6,588 sq. ft. multi-unit residential building to be operated in conjunction with its transitional housing program known as Champ Homes. The subject property is located at 75 School Street, Hyannis, MA as shown on Assessor's Map 327 as Parcel 258. It is located in the Downtown Neighborhood (DN) Zoning District.

7:03 PM

Appeal No. 2025-034

Connolly

Sarah T. Connolly, Trustee of 789 South Main Street Nominee Trust, has applied for a Special Permit pursuant to Section 240-131.4 E. Special Permit for Dimensional Relief. The Applicant is seeking dimensional relief to construct an attached garage with a 10.5 ft. front yard setback, where presently exists a detached garage with a 9.7 ft. front yard setback. The subject property is located at 789 South Main Street, Centerville, MA as shown on Assessor's Map 185 as Parcel 014. It is located in the Craigville Beach District (CBD) and the Centerville River North Bank (CRNB) Neighborhood Overlay Zoning District.

Correspondence

- November 19, 2025 Community Meeting for OSRP draft
- Cape Cod Commission proforma hearing notice for the Provincetown Pier Hotel for November 10, 10:00 am.

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

December 10, 2025 (remote), January 14, 2026 (in person), January 28, 2026 (remote)

Adjournment