



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
Aaron Webb – Regular Member Vacant – Associate Member Vacant – Associate Member

Staff Support

James Kupfer -- Director – james.kupfer@barnstable.gov
Anna Brigham – Principal Planner – anna.brigham@barnstable.gov
Genna Zino – Administrative Assistant – genevieve.zino@barnstable.gov

Town Council Liaison

Betty Ludtke

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

Agenda

Wednesday, February 11, 2026

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, February 11, 2026, 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

None

Old Business

7:00 PM

Appeal No. 2025-038

Speedway LLC/Dunkin

Speedway LLC has applied for a Variance pursuant to Section 240-24.1.5 4.(a) signs in the HC District. The Applicant is seeking to replace the existing 20.66 sq. ft. internally illuminated "Dunkin Donuts" wall sign with a new 12.12 sq. ft. internally illuminated "Dunkin" wall sign. The area of the façade is 971.1. sq. ft., therefore, 97.1 sq. ft. of signage is allowed. The existing Speedway sign is 18 sq. ft., making the proposed total for both signs 30.12 sq. ft. The subject property is located at 156 Iyannough Road, Hyannis, MA as shown on Assessor's Map 328 as Parcel 151. It is located in the Highway Commercial (HC) Zoning District. **Members assigned: Dewey, Bodensiek, Webb, Pittenger, Alves. Continued from January 14, 2026.**

7:01 PM

Appeal No. 2025-025

****READVERTISED****

Great Marsh Development LLC

Great Marsh Development LLC has applied for a Comprehensive Permit pursuant to MGL Ch. 40B Sections 20, 21, 22, and 23 and 760 CMR 56.00 et seq. The Applicant proposes to develop an affordable housing community on 6.764 acres. The Homes at Centerville Cove will consist of 20 detached, 3-bedroom, single-family dwellings. The Residences at Centerville Cove will consist of 36 rental units in one building with a mix of 2- and 3-bedroom apartments. The subject property is located at 39, 51, 61, and 75 Great Marsh Road, 195 Phinney's Lane, and 40 Richardson Road, Centerville, MA as shown on Assessor's Map 210 as Parcels 124, 125, 126, 134-003, 134-004, and Map 209 as Parcel 020, respectively. They are located in the Residence C (RC) and the Highway Office (HO) Zoning Districts and the Resource Protection Overlay District (RPOD). **Members assigned: Dewey, Bodensiek, Webb, Alves, Dworkis. Continued from January 14, 2026.**

NOTE: This matter was continued from October 22, 2025, after 2025-024 Egan Capital Variance request was withdrawn. Both items were related, so Comprehensive Permit 2025-025 was readvertised to give the public notice of the revised application.

New Business

7:02 PM

Appeal No. 2026-001

Littleton

Robert F. Littleton has applied for a Special Permit pursuant to Section 240-131.4 D. (2) Expansion of Encroachment into Sideline Setback. The Applicant seeks to construct a second-floor game room over an existing first-floor family room and a ground-level garage. The Applicant also seeks to construct an adjacent bathroom off the game room. The existing structure is 3.5 feet from the side yard setback where 10 feet is required. The existing gross floor area is 6,407 sq. ft. and the proposed gross floor area is 6,729 sq. ft. The subject property is located at 23 Hayward Road, Centerville, MA as shown on Assessor's Map 186 as Parcel 057. It is located in the Craigville Beach District (CBD) and the Centerville River North Bank (CRNB) Neighborhood Overlay Zoning District.

7:03 PM

Appeal No. 2026-002

Copacabana Realty Investment Inc.

Copacabana Realty Investment Inc. has applied for a Modification of Special Permit No. 2024-003 to change the number and location of bedrooms and storage units. The Applicant proposes three one-bedroom apartments, two two-bedroom apartments, and one storage unit. The prior Special Permit approved four one-bedroom apartments, one two-bedroom apartment, and allowed the retention of two nonconforming storage units. The subject property is located at 11 Potter Avenue, Hyannis, MA as shown on Assessor's Map 308 as Parcel 150. It is located in the Residence B (RB) Zoning District.

7:04 PM

Appeal No. 2026-003

Copacabana Realty Investment Inc.

Copacabana Realty Investment Inc. has applied for a Special Permit pursuant to Section 240-94 A. Change of Nonconforming Use to Another Nonconforming Use. The Applicant seeks to convert a legal preexisting nonconforming rental storage unit, located within a multi-family building (see Special Permit No. 2024-003) into a two-bedroom apartment. The proposed apartment would be nonconforming because it would be a residential dwelling within a multi-family building. The subject property is located at 11 Potter Avenue, Hyannis, MA as shown on Assessor's Map 308 as Parcel 150. It is located in the Residence B (RB) Zoning District.

Correspondence

- Wychmere Hotel Redevelopment Meeting Agenda 2/2/26 @ 10:00 a.m.
- Wychmere Hotel Redevelopment Continued Hearing Notice, 2/5/26 @ 3:00 p.m.
- Cape Cod Commission Meeting Agenda, 2/5/26 @ 3:00 p.m. – Hybrid format
- 26 Shank Painter, Continued Hearing, 2/12/26 @ 3:00 p.m. Virtual
- Provincetown Pier Hotel Continued Hearing, on Thursday, February 26, 2026 at 1:00 p.m.

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

February 25, 2026 (remote), March 11, 2026 (in person), March 25, 2026 (remote)

Adjournment