



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 Ziino – Administrative Assistant – genevieve.ziino@barnstable.gov

Town Council Liaison

Betty Ludtke

<https://www.town.barnstable.gov/ZoningBoard>

Agenda

Wednesday, August 12, 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, August 12, 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

Discussion

Assistant Town Attorney Jan Kendrick will be discussing the recent state zoning changes.

Old Business

New Business

7:00 PM

Appeal No. 2026-016

Tonelli

Edith A. Tonelli has applied for a Special Permit pursuant to Section 240-47.2 Accessory Dwelling Units (ADUs). The Applicant seeks to remodel the existing barn with attached workshop into a 2-bedroom, 2 bath, 1,553 sq. ft. ADU using the existing footprint and adding an 8' x 20' exterior entry deck that conforms to setback requirements. The subject property is located at 1595 Main Street, West Barnstable, MA, as shown on Assessor's Map 197 as Parcel 044. It is located in the Residence F (RF) Zoning District.

7:01 PM

Appeal No. 2026-017

Castignetti

Gerald and Sonora Castignetti have petition for a Variance pursuant to Section 240-14 E. Bulk Regulations. The Petitioner installed a pool that mistakenly encroaches into a setback. The newly installed pool is setback 7 feet from the side yard lot line and the requirement side yard setback is 15 feet. The subject property is located at 91 Forest Hills Road, Cotuit, MA, as shown on Assessor's Map 025 as Parcel 007-010. It is located in the Residence F (RF) Zoning District.

7:02 PM

Appeal No. 2026-018

Lorusso

Joseph P. Lorusso and Carolyn H. Lorusso have applied for a Special Permit pursuant to Section 240-47.2 Accessory Dwelling Units (ADUs). The Applicants seek to establish an ADU in the detached carriage house, which was constructed in 2007 and contains a total

of 933 sq. ft. The subject property is located at 205 Little River Road, Cotuit, MA, as shown on Assessor's Map 054 as Parcel 002-004. It is located in the Residence F (RF) Zoning District.

7:03 PM

Appeal No. 2026-019

Moore

Giles and Constance Moore have applied for a Special Permit pursuant to 240-92 B. Nonconforming Buildings or Structures Used as Single- and Two-Family Residences. The Applicants proposes an addition to the front of the dwelling that increases the preexisting nonconformity. The existing dwelling has a front setback of 21.7 ft. and the proposed addition has a setback of 20.5 ft. The subject property is located at 76 Nyes Neck Road, Centerville, MA as shown on Assessor's Map 233 as Parcel 035. It is located in the Residence D-1 (RD-1) Zoning District.

7:04 PM

Appeal No. 2026-020

Barnstable House, LLC

Barnstable House, LLC has applied for a Special Permit pursuant to 240-93 B. Nonconforming Buildings or Structures Not Used as Single- or Two-Family Dwellings and MGL Chapter 40A Section 6. The Applicant seeks to modify Special Permit No. 1986-041 to convert an accessory structure to a single-family residential use where the principal structure is used for professional office space (to remain unchanged). The subject property is located at 3010 Route 6A, Barnstable, MA as shown on Assessor's Map 279 as Parcel 021. It is located in the Residence F-2 (RF-2) Zoning District.

Board Elections

Chair, Vice Chair, Clerk

Correspondence

Zoning Amendment Notification Transmittal from Planning Board - 3 Proposed Zoning Amendments

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

August 26, 2026 (online), September 9, 2026 (online), September 23, 2026 (online)

Adjournment

If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the American with Disabilities Act or state law, please contact Tammy Cunningham, Deputy Director of Human Resources, at 508-862-4692, or at tammy.cunningham@barnstable.gov