



Town of Barnstable Zoning Board of Appeals



Board Members

Jacob Dewey – Chair Vacant – Vice Chair Paul Pinard – Clerk
Emanuel Alves – Regular Member John Carey – Associate Member Debra Dworkis – Associate Member
Larry Hurwitz – Associate Member Aaron Webb – Regular 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 – genevey.ziino@barnstable.gov

Town Council Liaison

Betty Ludtke

www.barnstable.gov/ZoningBoard

Agenda

Wednesday, September 23, 2026

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, September 23, 2026, 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/83084552419	US Toll-free: 888 475 4499
Meeting ID: 830 8455 2419	Meeting ID: 830 8455 2419

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@barnstable.gov 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@barnstable.gov.

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

June 24, 2026; July 8, 2026; July 22, 2026

Old 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. **Members assigned: Dewey, Bodensiek, Pinard, Webb, and Alves. Continued from August 12, 2026.**

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. **Members assigned: Dewey, Bodensiek, Pinard, Webb, and Alves. Continued from August 12, 2026.**

7:02 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. **Members assigned: Dewey, Bodensiek, Pinard, Webb, and Alves. Continued from August 12, 2026.**

New Business

7:03 PM

Appeal No. 2026-026

Cary, Cary, & Fliegel

Christina Cary, Abigail M. Cary, and Aaron Fliegel have applied for a Special Permit pursuant to Section 240-91 H. (3) Nonconforming Lots; Developed Lot Protection; Demolition and Rebuilding on a Nonconforming Lot. The Applicants received approval to construct an addition to their home on a legal preexisting nonconforming lot having less than 10,000 square feet. During partial demolition of the dwelling, the foundation was discovered to be structurally deficient, requiring a complete demolition and reconstruction to achieve code compliance. The subject property is located at 40 Blossom Ave, Osterville, MA, as shown on Assessor's Map 118 as Parcel 073. It is located in the Residence C (RC) Zoning District.

7:04 PM

Appeal No. 2026-027

Zig Harbor LLC

Zig Harbor LLC has applied for a Special Permit pursuant to Section 240-91 H. (3) Nonconforming Lots; Developed Lot Protection; Demolition and Rebuilding on a Nonconforming Lot. The Applicant proposes to demolish and reconstruct a legal preexisting nonconforming single-family dwelling. A Special Permit is required because the existing side yard setback is nonconforming at 10.3 feet (dwelling) and 6.3 feet (steps). The proposed side yard setback is 10.5 (dwelling) and 6.4 feet (steps), resulting in greater conformity with the 15-foot side yard setback requirement. The subject property is located at 112 Washington Ave, Hyannis, MA, as shown on Assessor's Map 287 as Parcel 116-001. It is located in the Residence F-1 (RF-1) Zoning District.

Board Elections

Vice Chair

Discussion

2027 proposed hearing schedule

Correspondence

Notification transmittal for an application for a Definitive Subdivision at 337, 345, and 347 Main Street, Hyannis, being heard by the Planning Board on September 28

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

October 14, 2026 (remote), October 28, 2026 (remote), November 18, 2026

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