



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

Staff Support

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

Town Council Liaison

Betty Ludtke

www.barnstable.gov/ZoningBoard

Agenda

Wednesday, January 28, 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, January 28, 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/81707197773	US Toll-free: 888 475 4499
Meeting ID: 817 0719 7773	Meeting ID: 817 0719 7773

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

November 12, 2025

Old Business**7:00 PM****Appeal No. 2025-035****Ashley Manor LLC**

Ashley Manor LLC has applied for a Special Permit pursuant to Section 240-11 C. (6) Condition Uses in the RB, RD-1, and RF-2 Districts – Bed and Breakfast. The Applicant is seeking to change the use from group home to owner-occupied bed and breakfast. The subject property is located at 3660 Main Street, Barnstable, MA as shown on Assessor's Map 317 as Parcel 021-001. It is located in the Residence F-2 (RF-2) Zoning District. **Continued from December 10, 2025 and January 14, 2026. Members assigned: Dewey, Bodensiek, Pinard, Webb, Alves.**

New Business**7:00 PM****Appeal No. 2025-039****High Point Treatment Centers, Inc**

High Point Treatment Centers, Inc has applied for a Modification Permit in connection with the proposed educational use, protected under G.L. c. 40A, Section 3. The Applicant seeks to authorize an approximately 539 sq. ft. addition for a new, handicapped accessible elevator and entrance at the southwest corner of the building. The proposal will not alter the existing impervious coverage at the site nor the buffer areas, but it will create a new front yard setback nonconformity and intensify the preexisting nonconforming side yard setback. The subject property is located at 60 Perseverance Way, Hyannis, MA as shown on Assessor's Map 295 as Parcel 008. It is located in the Industrial (IND) Zoning District.

7:01 PM**Appeal No. 2025-041****Ashley Manor LLC**

Ashley Manor LLC has applied for a Modification of Special Permit No. 1998-61B to allow the continued operation of a 6-bedroom bed and breakfast with a maximum of 12 lodgers under new ownership. The relief was originally granted in 1998, and the special permit has been previously modified in 2001, 2004, and 2019 to transfer it to each successive owner. The subject property is located at 3660 Main Street, Barnstable, MA as shown on Assessor's Map 317 as Parcel 021-001. It is located in the Residence F-2 (RF-2) Zoning District.

7:02 PM**Appeal No. 2025-042****Ashley Manor LLC**

Ashley Manor LLC has petitioned for a Modification of Variance No. 1998-62B to allow the continued operation of a 6-bedroom bed and breakfast with a maximum of 12 lodgers under new ownership. This relief was originally granted in 1998, and the variance has been previously modified in 2001, 2004, and 2019 to transfer it to each successive owner. The subject property is located at 3660 Main Street, Barnstable, MA as shown on Assessor's Map 317 as Parcel 021-001. It is located in the Residence F-2 (RF-2) Zoning District.

7:03 PM**Appeal No. 2025-043****Ashley Manor LLC**

Ashley Manor LLC has petitioned for a Variance pursuant to Section 240-11 C. (6) (b) [2] Conditional Uses, Bed and Breakfasts. The Petitioner seeks relief for the maximum number of bedrooms and the maximum number of lodgers permitted in a bed and breakfast. The Petitioner proposes to operate a 6-bedroom bed and breakfast with a maximum of 12 lodgers where 3 bedrooms and 6 lodgers are allowed. The relief was originally granted in 1998 and is requested in the alternative to the Petitioner's request for modification of the 1998 variance. The subject property is located at 3660 Main Street, Barnstable, MA as shown on Assessor's Map 317 as Parcel 021-001. It is located in the Residence F-2 (RF-2) Zoning District.

7:04 PM**Appeal No. 2025-040****WS Landing at Hyannis LLC**

WS Landing at Hyannis LLC has petitioned for a Modification of Variance No. 2023-022, which adopted site-wide criteria governing signage for The Landing at Hyannis. The proposed modification seeks the addition of one additional 35 sq. ft. free-standing sign without any increase to the total sign area approved for the site. 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 Business (B) Zoning Districts.

Correspondence

- Cape Cod Commission hearing notice for Great Neck Road North WCT February 2, 2026 at 5:00 pm
- Cape Cod Commission Meeting Agenda for January 22, 2026 at 3:00 pm

Matters Not Reasonably Anticipated by the Chair**Upcoming Hearings**

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

Adjournment