



# 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](mailto:james.kupfer@barnstable.gov)  
Anna Brigham – Principal Planner – [anna.brigham@barnstable.gov](mailto:anna.brigham@barnstable.gov)  
Genna Ziino – Administrative Assistant – [genevey.ziino@barnstable.gov](mailto:genevey.ziino@barnstable.gov)

## Town Council Liaison

Betty Ludtke

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

## Agenda

**Wednesday, May 13, 2026**

**7:00 PM**

**James H. Crocker Jr. Hearing Room, 2<sup>nd</sup> 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, May 13, 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

March 11, 2026; April 8, 2026

### Old Business

### New Business

**7:00 PM**

**Appeal No. 2026-008**

**McDonald's Corporation**

McDonald's Corporation has applied for a modification of Special Permit No. 2021-013 Conditions No. 2 and No. 4 to construct a new McDonald's restaurant containing 4,181 square feet, slightly larger than the previous building, due to a fire that damaged the existing building. No changes to the existing drive-through configuration or signage are proposed. The subject property is located at 654 Iyannough Road, Hyannis, MA as shown on Assessor's Map 311 as Parcel 086. It is located in the Highway Business (HB) Zoning District.

### Correspondence

- Cape Cod Commission proforma hearing notice for Sand Pit Rd ANR being held on Friday, May 8, 2026 at 10:00 a.m

### Matters Not Reasonably Anticipated by the Chair

### Discussion

Ability for future hybrid meetings

### Upcoming Hearings

May 27, 2026 (remote), June 10, 2026 (in person), June 24 (remote)

### Adjournment