



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

Town Council Liaison

Betty Ludtke

www.barnstable.gov/ZoningBoard

Agenda

Wednesday, May 27, 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, May 27, 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/81266057264	US Toll-free: 888 475 4499
Meeting ID: 812 6605 7264	Meeting ID: 812 6605 7264

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

March 11, 2026 & April 22, 2026

Old Business

7:00 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, February 11, 2026, and April 8, 2026. *REVISED PLANS SUBMITTED APRIL 1, 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

7:01 PM

Appeal No. 2026-009

Church of the Redeemer/Kopelman

Church of the Redeemer CC, Inc. has applied for a Modification Permit pursuant to Section 240-8 A. (3) Exempt Uses. The Applicant seeks to occupy Unit 19 for its religious use with up to 40 seats, which shall require relief from the Zoning Ordinance's parking requirements in Section 240-56. Section 240-57 allows the Board to grant a Special Permit for certain circumstances warranting reduction of parking requirements. Unit 19 has been allocated 6 parking spaces under the original permitting, which would allow occupancy by approximately 18 persons. The proposed 40 seats would require 15 total parking spaces, so the Applicant is seeking relief for the remaining 9 required parking spaces. The subject property is located at 11 Enterprise Road, Hyannis, MA, as shown on Assessor's Map 293 as Parcel 004-20A. It is located in the Business (B) Zoning District.

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

June 10, 2026 (in person), June 24, 2026 (in person), July 8, 2026 (in person)

Adjournment