



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 – genevey.ziino@barnstable.gov

Town Council Liaison

Betty Ludtke

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

Agenda

Wednesday, June 24, 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, June 24, 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

May 13, 2026

Old Business

None

New Business

7:00 PM

Appeal No. 2026-011

307 Main Street Four Limited Part./Main Street Times LLC

Main Street Times LLC has appealed an Administrative Official’s decision. The Appellant is appealing the Building Permit BLDC-25-238 dated April 17, 2026, which permits construction of a building and related development including parking at 307 Main Street, Hyannis. The subject property is located at 307 Main Street, Hyannis, MA as shown on Assessor’s Map 327 as Parcel 103. It is located in the Downtown Main Street (DMS) Zoning District.

7:01 PM

Appeal No. 2026-012

F.W. Webb Company/One Center Place Limited Partnership

F.W. Webb Company/One Center Place Limited Partnership have applied for a Special Permit pursuant to Section 240-93 B. Alteration/Expansion of Nonconforming Buildings or Structures. The Applicant seeks to modify the preexisting nonconforming westerly buffer strip to accommodate an outdoor storage area. The Applicant proposes to reuse the existing building with interior renovations and minor site improvements as a wholesale distributor. The subject property is located at 400 Kidd’s Hill Road, Barnstable, MA, as shown on Assessor’s Map 296 as Parcel 025. It is located in the Industrial (IND) Zoning District.

7:02 PM

Appeal No. 2026-013

F.W. Webb Company/One Center Place Limited Partnership

F.W. Webb Company/One Center Place Limited Partnership have applied for a Variance pursuant to Section 240-33 F. Special Screening Requirements in the IND. The Applicant proposes to alter the noncompliant westerly buffer to create an outdoor storage

area, which will be screened by fencing from abutting properties. The subject property is located at 400 Kidd's Hill Road, Barnstable, MA, as shown on Assessor's Map 296 as Parcel 025. It is located in the Industrial (IND) Zoning District.

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

July 8, 2026 (in person), July 22, 2026 (in person), August 12, 2026 (in person)

Adjournment