



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.gov/ZoningBoard>

Agenda

Wednesday, July 8, 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, July 8, 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 27, 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 28, 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. 2026-015

Veitas

Vida Veitas has applied for a Special Permit pursuant to Section 240-91 H. (3) Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lots. The Applicant seeks to demolish and rebuild the dwelling, which would improve the setback from Winfield Lane from the existing 20.6' to 21.5'. The subject property is located at 18 Winfield Lane, Osterville, MA, as shown on Assessor's Map 116 as Parcel 103. It is located in the Residence F-1 (RF-1) Zoning District.

Discussion

Protocol for July 22, 2026 meeting

Correspondence

- Cape Cod Commission Committee on Planning and Regulations (CPR) meeting agenda on Thursday, July 9, 2026 at 1:00 p.m.
- Cape Cod Commission Executive Committee meeting agenda being held on Thursday, July 9, 2026 at 2:00 p.m.

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

July 22, 2026 (in person), August 12, 2026 (in person), August 26, 2026 (online)

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