



Town of Barnstable Zoning Board of Appeals



Board Members

Jacob Dewey – Chair Aaron Webb – Vice Chair Paul Pinard – Clerk
Emanuel Alves – Regular Member John Carey – Associate Member Debra Dworkis – Associate Member
Larry Hurwitz – Associate Member Vacant – Regular 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 – genevieve.ziino@barnstable.gov

Town Council Liaison

Betty Ludtke

www.barnstable.gov/ZoningBoard

Agenda

Wednesday, October 14, 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, October 14, 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/87881927816	US Toll-free: 888 475 4499
Meeting ID: 878 8192 7816	Meeting ID: 878 8192 7816

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

July 22, 2026

Old Business

7:00 PM

Appeal No. 2026-021

WKC Realty LLC/McDermott

WKC Realty LLC/Kopelman have applied for a Special Permit pursuant to Section 240-94 B. Expansion of a Preexisting Nonconforming Use. The Applicant owns Units 11A, 11B, and 11C at 230 Gosnold Street, all of which were built and deeded as independent dwelling units but later combined into one physical unit with 2 separate deeds. Unit 11A is attached by a common firewall to 10A, which is also attached to 10B. The Applicant proposes putting Unit 11A back to one single unit with one bedroom, one bath, and a kitchen and common area, and leave 11 B & C combined in a similar manner to 11A. The subject property is located at 230 Gosnold Street, Building 7, Units 11A, 11B, 11C, Hyannis, MA, as shown on Assessor's Map 306 as Parcel 115-11A. It is located in the Residence B (RB) Zoning District. **Continued from August 26, 2026.**

7:01 PM

Appeal No. 2026-022

Crowley

Jennifer A. Crowley has applied for a Special Permit pursuant to Section 240-91 H. Nonconforming Lot and MA General Laws Chapter 40A Section 6. The Applicant proposes to demolish an existing single-family residence and replace it with a new, modular single-family dwelling and new septic system on a preexisting nonconforming lot due to lot size. The proposed dwelling will be compliant with lot coverage and setbacks. The subject property is located at 52 Fifth Ave, Hyannis, MA, as shown on Assessor's Map 246 as Parcel 117. It is located in the Residence B (RB) Zoning District. **Continued from August 26, 2026.**

7:02 PM

Appeal No. 2026-023

Garthee

Matthew Garthee, Trustee of MG123 Fiduciary Trust has petitioned for a Variance pursuant to Section 240-125 Zoning Board of Appeals; 240-126 Variance Provisions; and 240-13 RC, RD, RF-1, and RG Residential Districts. The Petitioner proposes the redivision of a lot that merged with an abutting lot. The redivision would reestablish the same lot lines as prior to the merger, to conform with an approved 1984 ANR Plan. The subject property is located at 123 Old Post Road, Centerville, MA, as shown on Assessor's Map 209 as Parcel 063-002. It is located in the Residence C (RC) Zoning District. **Continued from August 26, 2026.**

7:03 PM

Appeal No. 2026-025

Centerline Communications/AT&T

Centerline Communications on behalf of AT&T has applied for a Variance pursuant to Section 240-109 F. Antennas Permitted as of Right in All Zoning Districts. The Applicant plans to modify their existing antenna installation by replacing six of the nine existing antennas, in the same locations and using the same existing mounts. Variance No. 1998-103 was granted for the original installation. They seek to modify the Variance and submit a finding that the proposed use is now by-right in accordance with Section 240-109 F. The Board could find that the Variance is no longer needed, or amend the Variance to accommodate nine total antennas. The subject property is located at 1118 Mary Dunn Road, Barnstable, MA, as shown on Assessor's Map 333 as Parcel 016. It is located in the Residence F (RF) Zoning District. **Continued from August 26, 2026.**

New Business

7:04 PM

Appeal No. 2026-044

Town of Barnstable

The Town of Barnstable has applied for a Special Permit pursuant to Section 240-14 C. (2) Conditional Uses in the RC-1 and RF Districts. The Applicant seeks to increase the capacity of the dwelling, which is used to house AmeriCorps volunteers, to a maximum of six people to accommodate additional members. The subject property is located at 1445 Osterville-West Barnstable Road, Marstons Mills, MA, as shown on Assessor's Map 126 as Parcel 061. It is located in the Residence F (RF) Zoning District.

Discussion

2027 proposed hearing schedule

Correspondence

- Cape Cod Commission agenda for October 1, 2026
- Cape Cod Commission Meeting Notice for 45 School Street, Chatham, on Friday, October 9, 2026 at 10:00 AM, Virtually - This proceeding is for procedural purposes only. There will be no presentations, testimony, or substantive action taken.
- Cape Cod Commission Meeting Notice for 340 MacArthur Blvd, Bourne, Thursday, October 22, 2026 at 4:00 p.m. at the Bourne Veterans Memorial Community Center

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

October 28, 2026 (remote), November 18, 2026 (remote), December 9, 2026 (remote)

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