Town of Barnstable
Zoning Board of Appeals

www.barnstable.gov/ZoningBoard

Agenda

Notice of Meeting as Required by Chapter 28 of the Acts of 2009, amending MGL Chapter 30A

DATE	November 18, 2026
TIME	7:00 p.m.

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, November 18, 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/84869813585	US Toll-free: 888 475 4499
Meeting ID: 848 6981 3585	Meeting ID: 848 6981 3585

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 AND INTRODUCTION OF MEMBERS

Jacob Dewey, Chair – *Regular Member*	
Aaron Webb, Vice Chair – *Regular Member*	
Paul Pinard, Clerk – *Regular Member*	
Emanuel Alves – *Regular Member*	
John Carey – *Associate Member*	
Debra Dworkis – *Associate Member*	
Larry Hurwitz – *Associate Member*	
Brian Townsend – *Associate Member*	
Vacant	

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.

APPROVAL OF MINUTES

August 12, 2026, August 26, 2026, September 9, 2026

OLD BUSINESS

7:00 PM **Appeal No. 2026-014** **Premier Capital Inc/210 North St LLC**

Premier Capital, Inc. has appealed an Administrative Official's decision. The Appellant is appealing the Building Commissioner's Notice of Denial for Zoning Enforcement dated April 29, 2026 under Section 240-125 B. (l)(a). The subject property is located at 210 North Street, Hyannis, MA, as shown on Assessor's Map 309 as Parcel 259-001. It is located in the Downtown Village (DV) Zoning District. Members assigned: Dewey, Bodensiek, Pinard, Webb, Alves. Continued from July 22, 2026.

7:01 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.

NEW BUSINESS

7:02 PM **Appeal No. 2026-045** **Abraham Petroleum**

Abraham Petroleum LLC has petitioned for a Variance pursuant to Section 240-71.1 Signs in DV District. The Petitioner seeks dimensional relief for the amount of allowable signage. The proposed wall signage total is 95.73 sq. ft. where 64 sq. ft. is allowed, so they are seeking relief for 31.73 sq. ft. of signage. The subject property is located at 149 North Street, Hyannis, MA, as shown on Assessor's Map 309 as Parcel 226 001. It is located in the Downtown Village (DV) Zoning District.

7:03 PM **Appeal No. 2026-046** **Desmond**

Margaret J. Desmond, Trustee of the Margaret J. Desmond Revocable Living Trust, has petitioned for a Variance pursuant to Section 240-11E Bulk Regulations and 240-36 Resource Protection Overlay District (RPOD). The Petitioner is seeking a Variance from minimum lot area requirements as when Lot 13 was created in April 14, 1961 pursuant to Land Court Plan 8884-M contained 17,296 square feet where the minimum required lot size is 20,000 sq. ft. Lot 13 has remained unchanged in bulk since it was created. The subject property is located at 780 South Main Street, Centerville, MA, as shown on Assessor's Map 185 as Parcel 008. It is located in the Residence D-1 (RD-1) Zoning District.

7:04 PM **Appeal No. 2026-047** **Morin**

Nile A. Morin has petitioned for a Variance pursuant to Section 240-11 A Principle Permitted Uses in the RB, RD-1, and RF-2 Districts. The sole principle permitted use for the RB District is single-family residential dwelling. The Petitioner seeks a Variance to have the property classified and used as a residential duplex. The subject property is located at 86 Gosnold Street, Hyannis, MA, as shown on Assessor's Map 324 as Parcel 016. It is located in the Residence B (RB) Zoning District.

CORRESPONDENCE

- 2026-11-09 Cape Cod Commission 206 Rt 28 WCT Proforma
- 2026-11-12 Cape Cod Commission Algonquin Pipeline Cont Virtual SC Hearing

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

UPCOMING HEARINGS

December 9, 2026, January 13, 2027, January 27, 2027

ADJOURNMENT

The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

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.