

**Zoning Board of Appeals**  
**MINUTES**  
**Wednesday, January 22, 2025**  
**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, January 22, 2025, 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 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable’s website:  
<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>
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
<a href="https://townofbarnstable-us.zoom.us/j/83298887754">https://townofbarnstable-us.zoom.us/j/83298887754</a>	US Toll-free: 888 475 4499
Meeting ID: 832 9888 7754	Meeting ID: 832 9888 7754

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@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us) 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@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us).

**Call to Order**

Chair Dewey calls the meeting to order with an introduction of Board Members:

Member	Present	Absent
Dewey, Jacob – Chair	X	
Bodensiek, Herbert – Vice Chair	X	
Pinard, Paul – Clerk	X	
Alves, Manny	X	
Hansen, Mark	X	
Hurwitz, Larry	X	
Pittenger, Natalie	X	
Tavano, Rodney		X
Webb, Aaron	X	

Also present is Anna Brigham, Principal Planner.

**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**

None

## Old Business

None

## New Business

7:00 PM

Appeal No. 2024-048

Group 1 Realty, Inc

Group 1 Realty, Inc has applied for a Special Permit pursuant to Section 240-25 (C) Auto Service and Repair; 240-93 (B) Alteration of pre-existing nonconforming structure; and 240-94 (B) Expansion of pre-existing, nonconforming use in the GP District; and is seeking to modify Special Permit No. 2009-070 to reflect proposed changes. The Applicant proposes demolition and reconstruction of the front portion of the service center; a new 2-story addition to the rear of the building; demolition and removal of the former car rental office; and interior renovations that will result in 1 additional service bay. The subject property is located at 1040 and 1056 Iyannough Road, Hyannis, MA, as shown on Assessor's Map 294 as Parcels 002 and 072, respectively. It is located in the Highway Business (HB) and the Business Zoning District.

Chair Dewey assigns himself, Herb Bodensiek, Paul Pinard, Aaron Webb, and Mark Hansen.

Attorney Liza Cox is representing the applicant and is joined by Brad Johnson and Dennis Lopes from Group 1 Automotive; Matt Eddy from Baxter Nye Engineering; and Brice Johnson and Cord McLean from JMX Design.

Matt Eddy walks through the site plan and provides background information. There are 3 existing buildings on the site. The existing impervious coverage is 82.8% of the project lot, which is a preexisting nonconforming condition in the GP Overlay. There are 2 existing access entrances onto Iyannough Road, and the existing parking lot is 102 spaces. The site is connected to public water, public sewer, electric, and natural gas. They are proposing a small demolition on the front portion of the building, interior renovation, and a rear 2-story addition. The existing building on the upper portion of the lot will be fully removed, with the area to be used for parking and vehicle storage. The proposed additions meet all setbacks; they are well under lot coverage; they are reducing impervious coverage; and they have sufficient parking per zoning. The parking setbacks are preexisting nonconforming and are unchanged with this proposal. The parking landscape ratio is preexisting nonconforming and they are increasing that five-fold to make it more conforming. They've also added street trees and are bringing that into conformance.

Brice Johnson shares the proposed floor plans. Attorney Cox reviews prior ZBA decisions related to the property: a conditional use special permit granted in 2008 allowed for the parking of vehicles for retail sales and to be serviced, and a conditional use special permit granted in 2009 allowed for a 1-story auto showroom and car wash. Site Plan Review (SPR) approved these improvements. Attorney Cox walks through the relief requested and the applicable standards of no substantial detriment to the public good or neighborhood affected and not more detrimental to the neighborhood. She believes the proposal will improve curb appeal, customer convenience, landscaping, onsite traffic circulation, stormwater drainage, and vehicular safety and convenience, and will decrease the nonconforming impervious coverage and the total floor area. She explains that the proposed project will be an opportunity to reorganize and modernize the hazardous materials containment on the property. She walks through how each requested relief meets the applicable standards.

**Back to the Board for questions.** Mark Hansen asks if SPR discussed new signage and lighting on the building. Matt Eddy answers that lighting was discussed at SPR and there is no expectation to have to come back before ZBA for relief for lighting or signage. The group discusses lighting and signage. Matt Eddy says there were no changes required to traffic movement, but they still added pavement striping and islands to help traffic circulation. Chair Dewey asks if this falls under 240-21 and what they're calling it. Attorney Cox confirms that 240-21 says filling stations and auto garages are allowed, as are "business uses of a similar nature." They discussed it at SPR. Chair Dewey thinks that's a stretch because HB specifically says "automobile repair." Attorney Cox says the language for B is very antiquated, whereas HB was updated recently, so she thinks "garages" would encompass auto repair. She adds that even if the Chairman disagrees, it would make this preexisting nonconforming use within the B portion, and they've sought relief for that. Chair Dewey asks if the proposed changes will be an intensification of use. Attorney Cox says adding a service bay is probably an expansion of use, which is part of why they're seeking a special permit. But in terms of footprint, it will be within the same footprint. They're becoming more conforming in terms of impervious coverage. They discuss the prior special permit. Manny Alves thinks this is a subsequent request and should not be an amendment to the prior special permit. Attorney Cox is fine with either way—she thought it would be more comprehensive to amend the prior special permit.

**Chair Dewey opens public comment.** There is none. Chair Dewey moves to close public comment. Mark Hansen seconds.

**Vote:**

**Aye:** Herb Bodensiek, Paul Pinard, Mark Hansen, Aaron Webb, Jake Dewey

**Nay: None**

Chair Dewey moves to close public hearing. Paul Pinard seconds.

**Vote:**

**Aye: Herb Bodensiek, Paul Pinard, Mark Hansen, Aaron Webb, Jake Dewey**

**Nay: None**

**Paul Pinard makes findings:**

1. The application falls within a category specifically excepted in the ordinance for a grant of a special permit. Section 240-94 B. allows for a Special Permit.
2. After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the Zoning Ordinance and would not represent a substantial detriment to the public good or the neighborhood affected. He finds that the proposed plan is an improvement to the site and the neighborhood.
3. A site plan has been reviewed and found approvable in accordance with Article IX herein subject only to the issuance of a special permit. (See letter dated December 10, 2024)

Further Section **240-94 B.** requires the Board to find that:

4. Any proposed expansion of the use shall conform to the established setbacks for the zoning district in which it is located, or such greater setbacks as the Zoning Board of Appeals may require due to the nature of the use and its impact on the neighborhood and surrounding properties.
5. The proposed use and expansion is on the same lot as occupied by the nonconforming use on the date it became nonconforming.
6. The proposed new use is not expanded beyond the zoning district in existence on the date it became nonconforming.
7. At the discretion of the Zoning Board of Appeals, improvements may be required in order to reduce the impact on the neighborhood and surrounding properties including but not limited to the following:
  - (a) Greater conformance of signage to the requirements of Article VII;
  - (b) The addition of off-street parking and loading facilities;
  - (c) Improved pedestrian safety, traffic circulation and reduction in the number and/or width of curb cuts;
  - (d) Increase of open space or vegetated buffers and screening along adjoining lots and roadways. The applicant shall demonstrate maximum possible compliance with § 240-53, Landscape Requirements for Parking Lots, Subsection F, if applicable. Site Plan Review has approved the project, and the addition of landscaping and trees make it more conforming to the Ordinance.
8. The proposed repairs, alterations and/or expansion are not substantially more detrimental to the surrounding neighborhood.

Aaron Webb seconds.

**Vote:**

**Aye: Herb Bodensiek, Paul Pinard, Mark Hansen, Aaron Webb, Jake Dewey**

**Nay: None**

Paul Pinard says the appeal is subject to conditions 1-4 from the Staff Report dated January 9, 2025. Mark Hansen is concerned that Condition No. 1 says "renovations that will result in 1 additional service bay at 1040 **and** 1056 Lyannough Road." Attorney Cox says the service bay is only at 1040, but the findings reference the correct address so that condition could just be ended after "service bay." The Board votes on the conditions as amended.

**Vote:**

**Aye: Herb Bodensiek, Paul Pinard, Mark Hansen, Aaron Webb, Jake Dewey**

**Nay: None**

**Special Permit No. 2024-048 Group 1 Realty, Inc is granted with conditions.**

**7:01 PM**

**Appeal No. 2024-049**

**Talbot**

Leslie Talbot, Trustee of the Leslie A. Talbot Living Trust has applied for a Special Permit pursuant to Section 240-92 (B) Nonconforming buildings or structures used as single- and two-family residences. The Applicant proposes to alter and expand the existing 1-story attached garage, which is preexisting nonconforming as to setback, by replacing the existing garage with a 2-story

garage in the same footprint. No additional nonconformities will be created. The subject property is located at 65 Stonehedge Drive, Barnstable, MA as shown on Assessor's Map 317 as Parcel 059. It is located in the Residence F-2 (RF-2) Zoning District.

Chair Dewey assigns himself, Herb Bodensiek, Paul Pinard, Mark Hansen, and Aaron Webb.

Attorney Marian Rose is representing the applicant and is joined by Diana Zaglio from McPhee Associates. The applicant is proposing to remove the existing one-story garage and rebuild a new two-story garage in the same footprint with a new foundation. There is one nonconforming setback, which is the second front setback on Fraser Court. She shares the elevations. The height is changing to 21 feet, 4.5 inches from 21 feet, 4 inches. They're proposing to add 439 feet of gross floor area. She believes they meet the criteria for approval for the special permit. Their proposal is comparable to other homes in the neighborhood.

**Back to the Board for questions.** Mark Hansen asks for clarification about where the bedrooms will be. Attorney Rose clarifies that the room above the garage will be used as an office, but the Board of Health considers it a bedroom so they count it towards the bedroom count. The area in the existing dwelling that used to be a bedroom and had a closed door, now has an opening and is no longer considered a bedroom. Natalie Pittenger asks if they're going from a two-car garage to a one-car garage. Attorney Rose confirms they are proposing space for one car, with the rest reconfigured into a mud room and a laundry room. The floor area isn't changing, just how they're using it.

**Chair Dewey opens for public comment.** Paul Galvin of 72 Stonehedge Drive says he has no objections. The Chairman moves to close public comment. Mark Hansen seconds.

**Vote:**

**Aye: Herb Bodensiek, Paul Pinard, Mark Hansen, Aaron Webb, Jake Dewey**

**Nay: None**

**Chair Dewey moves to close the public hearing.** Mark Hansen seconds.

**Vote:**

**Aye: Herb Bodensiek, Paul Pinard, Mark Hansen, Aaron Webb, Jake Dewey**

**Nay: None**

**Aaron Webb makes findings:**

1. The application falls within a category specifically excepted in the ordinance for a grant of a special permit. Section 240-94 B. allows for a Special Permit.
2. After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the Zoning Ordinance and would not represent a substantial detriment to the public good or the neighborhood affected. He finds that the proposed garage is visually similar to the garages in the area and there is support from an abutter.
3. A site plan has been reviewed and found approvable in accordance with Article IX herein subject only to the issuance of a special permit. *Site Plan Review is not required for single family dwellings.*
4. The proposed alteration or expansion will not be substantially more detrimental to the neighborhood than the existing building or structure. The proposed garage is similar to the garages in the neighborhood.

Herb Bodensiek seconds.

**Vote:**

**Aye: Herb Bodensiek, Paul Pinard, Mark Hansen, Aaron Webb, Jake Dewey**

**Nay: None**

Aaron Webb says the appeal is subject to conditions 1-5 from the Staff Report dated January 9, 2025.

**Vote:**

**Aye: Herb Bodensiek, Paul Pinard, Mark Hansen, Aaron Webb, Jake Dewey**

**Nay: None**

**Special Permit No. 2024-049 Talbot is granted with conditions.**

Tim McNamara d/b/a Holistic Health Group has applied for a Special Permit pursuant to Section 240-30 Medical Marijuana Overlay District. The Applicant proposes to operate a medical marijuana treatment center, licensed through a Host Community Agreement with the Town Council, with the purpose of conducting patient dispensary sales. The subject property is located at 120 Airport Road, Hyannis, MA as shown on Assessor's Map 294 as Parcel 014. It is located in the Industrial (IND) Zoning District.

Chair Dewey assigns himself, Herb Bodensiek, Paul Pinard, Mark Hansen, and Aaron Webb.

Tim McNamara is general counsel for Holistic Health Group and corrects that it's not a d/b/a, but rather a corporation. He provides background on Holistic Health Group, Inc: they cultivate, manufacture, and sell cannabis products at a Middleboro location, but are proposing this store as only a dispensary. It's an application for a medical sales floor for patients only. Holistic Health Group uses seed to sale tracking of all cannabis products. Their mission is to advance cannabis medicine using sustainable practices.

This location is within the Medical Marijuana Overlay District; is more than 500 feet away from any school, daycare/after school, or religious institution; and is in a permanent non-residential area. There is adequate parking and signage is conforming. They've gotten approval from Site Plan Review. There are no medical marijuana dispensaries east of this proposed location on Cape Cod, so this would increase access for patients in need. The main change is creating a vestibule so that no one can enter the facility until they have demonstrated a valid, current medical registration. No odor or noise concerns, and no consumption is allowed on site ever and is a reason for forfeiture of licensure. He walks through the floor plan and explains that any area aside from the sales floor is limited access and requires registered staff. Surveillance is over and above anything the police department or any other business has in the town of Barnstable. He walks through the requirements to get a medical card and the thorough security coverage and procedures. He believes this meets the requirements for a grant of a special permit.

**Back to the Board for questions.** Natalie Pittenger asks if there is a fitness center next door and whether than conflicts with Section 240-30(E)(4), which requires it be 500 feet from any place where children congregate. Chair Dewey believes there is a church as well. Mr. McNamara explains that the ordinance recently had to be rewritten because the way it was previously written, there were actually no eligible locations within the overlay district because of that requirement. The ordinance states to measure from door to door unless there is an impermissible barrier, in which case you measure the pedestrian travel path to travel to the destination. There is an impermissible barrier between this location and the fitness center and this location and the church, making it compliant. He didn't identify any child programs at the fitness center. Manny Alves says subsection F talks about a security plan submitted to the Chief of Police, resulting in a letter to be submitted to the Board. Mr. McNamara responds that he was directed to act with Detective Kelsey, but if the Board wants comment from the Chief of Police, he can try to coordinate that. Manny Alves thinks it's part of the ordinance that the Board receive that. The Board discusses listing their needs and continuing the appeal to give the applicant time to provide necessary materials. Aaron Webb thinks the building is oversized for this use. Mr. McNamara says there's less than 5,000 square feet in actuality, with an open floor plan used for displays, and there will be a patient consult room and a large vault area. The group discusses parking requirements and confirms that there is sufficient parking. There's an existing loading bay and they're proposing to use that. There is no proposed signage as of now. Hours of operation are 9 a.m. to 9 p.m. Monday-Sunday. Chair Dewey says the ordinance is specific to access and there are currently no sidewalks—are they proposing to add access? Mr. McNamara says that's not part of their proposal. Chair Dewey wants a proposed safe access plan for pedestrians and a landscaping plan. Paul Pinard thinks Site Plan Review reviews all these topics. Chair Dewey says this Board has discretion for this overlay. Chair Dewey wants to reach out to legal about what if one of the properties wants to change use to something prohibited.

**Chair Dewey opens for public comment.** Councilor Kristin Terkelsen asks how the citizens petition to change the medical marijuana overlay to a cannabis overlay is going to impact the permitting of this property. Mr. McNamara says those processes are usually long and drawn out and can happen a thousand different ways. He confirms that any changes would require this property to go through a special permit process—there is no automatic granting at the state or local level. Councilor Betty Ludtke says it's nice to see this progressing and to see something come to fruition from the overlay. They discuss that the Citizens Petition is before the Planning Board on January 27. The Chairman says the Board received a public comment submission from Toby Leary of Cape Gun Works, an abutter, in support. The Chairman leaves public comment open. David Currier, President of Seaside Cannabis advises that regarding the continuance, they'd like to get on the soonest agenda they can. The group decides on February 12. They discuss whether that's enough time to get the letter from the Chief of Police.

Chair Dewey moves to continue this appeal to February 12, 2025. Paul Pinard says he won't be present at the February 12 meeting. The Board again discusses what specific information they'd like from the applicant, including a letter from the Chief of Police regarding security, a pedestrian access plan, a signage proposal, parking calculations, hours of operation, distances from the church and the fitness center, a landscaping plan, and detail about what's going to happen inside. Mr. McNamara invites the Board to visit

an existing location and/or the proposed location. Manny Alves suggests the applicant review the requirements of the ordinance and see how they propose to comply with each item. The group discusses the lease. The group discusses that continuing to February 12 would require a very fast turnaround on all the materials, so decide on February 26 instead. Chair Dewey moves to continue the appeal to February 26, 2025. Herb Bodensiek seconds.

**Vote:**

**Aye: Herb Bodensiek, Paul Pinard, Mark Hansen, Aaron Webb, Jake Dewey**

**Nay: None**

**Appeal No. 2024-050 McNamara/Holistic Health Group is continued to February 26, 2025.**

**7:03 PM**

**Appeal No. 2024-051**

**Dymek/Bosco-Dymek**

Timothy Dymek & Carol Bosco-Dymek, Trustees of the Timothy J. Dymek Trust & Carol A. Bosco-Dymek Trust, have applied for a Special Permit pursuant to Section 240-92 (B) Nonconforming buildings or structures used as single- and two-family residences and 240-125 C. (2) Special Permit Provisions. The Applicants propose to alter and expand a single-family dwelling by adding front and rear one-story additions, along with an exterior ramp and platform. The proposal would increase the first floor living area by 320 square feet and the second floor living area by 100 square feet. Additions will be no more nonconforming as to setbacks. The subject property is located at 109 West Bay Road, Osterville, MA as shown on Assessor's Map 116 as Parcel 031. It is located in the Residence C (RC) Zoning District.

Paul Pinard leaves the meeting. Chair Dewey assigns himself, Herb Bodensiek, Mark Hansen, Aaron Webb, and Manny Alves.

Attorney Marian Rose is representing the applicant. She shares the site plan and explains that this is an unusual lot that is very narrow (41 feet wide), which limited their options. She explains that the proposal is an addition to the front and an addition to the rear. The existing setback is nonconforming: it's supposed to be 20 feet away from First Ave and it's 4.2 feet. They are not proposing to expand any further into that setback and every other setback is conforming and they are not creating any new nonconformities. She shares the elevations and floor plans. The proposal will also the homeowners to age in place. She shares images of other houses in the neighborhood for comparison. The neighbor across the street sent in a letter of support for the project as well as the neighbor to the south.

**Chair Dewey opens for public comment.** He says the Board received public comments from Steve Pica of 25 First Ave in support. The abutter at 113 West Bay Road asks what the proposed elevation is. Attorney Rose says the existing roof elevation is 16.9 and the proposed is 17 feet and 1/8 of an inch. The abutter asks how abutter notices go out. Anna Brigham explains that staff receives a Certified Abutters List from the Assessing Department, so the addresses are sent according to that list. The abutter says they received that notice. Chair Dewey moves to close public comment. Manny Alves seconds.

**Vote:**

**Aye: Jake Dewey, Herb Bodensiek, Mark Hansen, Aaron Webb, Manny Alves**

**Nay: None**

**The Board deliberates.** Mark Hansen thinks it's a very tight lot and the applicant has done work to keep the project minimal. The Chairman agrees. Chair Dewey moves to close the public hearing. Mark Hansen seconds.

**Vote:**

**Aye: Jake Dewey, Herb Bodensiek, Mark Hansen, Aaron Webb, Manny Alves**

**Nay: None**

**Mark Hansen makes findings:**

1. The application falls within a category specifically excepted in the ordinance for a grant of a special permit. Section 240-94 B. allows for a Special Permit.
2. After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the Zoning Ordinance and would not represent a substantial detriment to the public good or the neighborhood affected. He finds that this proposal is a minimal increase and fits into the neighborhood.
3. A site plan has been reviewed and found approvable in accordance with Article IX herein subject only to the issuance of a special permit. *Site Plan Review is not required for single family dwellings.*

4. The proposed alteration or expansion will not be substantially more detrimental to the neighborhood than the existing building or structure.

Herb Bodensiek seconds.

**Vote:**

**Aye:** Jake Dewey, Herb Bodensiek, Mark Hansen, Aaron Webb, Manny Alves

**Nay:** None

Mark Hansen says the appeal is subject to conditions 1-5 from the Staff Report dated January 9, 2025.

**Vote:**

**Aye:** Jake Dewey, Herb Bodensiek, Mark Hansen, Aaron Webb, Manny Alves

**Nay:** None

**Appeal No. 2024-051 Dymek/Bosco-Dymek is granted with conditions.**

**Correspondence**

- 2025-062 Planning Board Zoning Amendment for Cannabis Overlay District Monday January 27<sup>th</sup>, 2025 at 7:00 pm.
- 2025-01-13 Chase Brook Park – Cape Cod Commission Proforma Hearing, 1/13/25 at 10:00 a.m.
- 2025-01-17 Barlows Landing – Cape Cod Commission Proforma Hearing, 1/17/25 at 10:00 a.m.
- 2025-01-17 NextGrid Bourne – Cape Cod Commission Proforma Hearing, 1/17/25 at 10:30 a.m.
- 2025-01-14 Wilkens Housing Phase II Cape Cod Commission REVISED Proforma Hearing, 1/14/25 at 5:00 p.m.
- 2025-01-27 Wilkens Housing Phase II Cape Cod Commission Continued Hearing, 1/27/25 at 5:00 p.m.
- 2025-01-30 Chase Brook Park Cape Cod Commission Exemption Hearing, 1/30/25 at 3:00 p.m.
- 2025-01-30 Straightway & Hyannisport Cape Cod Commission Water Treatment Facility Exemption, 1/30/25 at 3:00 p.m.

**Matters Not Reasonably Anticipated by the Chair**

**Upcoming Hearings**

February 12, 2025 (in person), February 26, 2025 (remote), March 12, 2025 (in person)

**Adjournment**

Chair Dewey moves to adjourn. Aaron Webb seconds.

**Vote:**

**Aye:** Herb Bodensiek, Mark Hansen, Aaron Webb, Larry Hurwitz, Manny Alves, Natalie Pittenger, Jake Dewey

**Nay:** None

**Documents Used at This Meeting**

- Appeal No. 2024-048 Group 1 Realty, Inc application materials
- Staff Report dated January 9, 2025 for Appeal No. 2024-048
- Appeal No. 2024-049 Talbot application materials
- Staff Report dated January 9, 2025 for Appeal No. 2024-049
- Appeal No. 2024-050 McNamara/Holistic Health Group application materials
- Appeal No. 2024-051 Dymek/Bosco-Dymek application materials
- Correspondence: Planning Board Zoning Amendment for Cannabis Overlay District Monday January 27<sup>th</sup>, 2025 at 7:00 p.m.
- Correspondence: Chase Brook Park – Cape Cod Commission Proforma Hearing, 1/13/25 at 10 a.m.
- Correspondence: Barlows Landing – Cape Cod Commission Proforma Hearing, 1/17/25 at 10 a.m.
- Correspondence: NextGrid Bourne – Cape Cod Commission Proforma Hearing, 1/17/25 at 10:30 a.m.
- Correspondence: Wilkens Housing Phase II Cape Cod Commission REVISED Proforma Hearing, 1/14/25 at 5 p.m.
- Correspondence: Wilkens Housing Phase II Cape Cod Commission Continued Hearing, 1/27/25 at 5 p.m.
- Correspondence: Chase Brook Park Cape Cod Commission Exemption Hearing, 1/30/25 at 3 p.m.
- Correspondence: Straightway & Hyannisport Cape Cod Commission Water Treatment Facility Exemption, 1/30/25 at 3 p.m.

Respectfully submitted,

Genna Ziino, Administrative Assistant

Further detail may be obtained by viewing the video via the Barnstable Government Access Channel on demand at [town.barnstable.ma.us](https://town.barnstable.ma.us)