

Wednesday, June 10, 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 10, 2026, at the time indicated:

Call to Order

Chair Dewey calls the meeting to order at 7 PM 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	
Dworkis, Debra	X (late)	
Hurwitz, Larry	X	
Webb, Aaron	X	

Also present is Brian Florence, Building Commissioner; Jan Kendrick, Assistant Town Attorney; Jim Kupfer, Director of Planning & Development; Anna Brigham, Principal Planner; and Genna Ziino, Administrative Assistant.

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.

Roberta Mauch is recording the meeting.

Minutes

May 13, 2026 – The Board skips this item.

Old Business

None

New Business

7:00 PM

Appeal No. 2026-010

Walsh/Asclepius Corporation

Maria R. Walsh, Trustee of Mias Family Trust, has appealed an Administrative Official's decision. The Appellant is appealing the Building Permit dated April 6, 2026 which permits an emergency overnight shelter as a nonconforming use pursuant to 40A, 3 at 460 West Main Street, Hyannis. The subject property is located at 460 West Main Street, Hyannis, MA as shown on Assessor's Map 269 as Parcel 030. It is located in the Residence B (RB) and the Highway Business (HB) Zoning Districts.

Chair Dewey announces that he has been informed by the Hyannis Fire Department that the room is at capacity and cannot provide proper public access, and so the Board must continue this item. The Chairman moves to continue the appeal to the Knight Auditorium at Barnstable High School on July 22, 2026 at 7 PM. Aaron Webb seconds.

Vote:

Aye: Jake Dewey, Herb Bodensiek, Paul Pinard, Manny Alves, Debra Dworkis, Larry Hurwitz, Aaron Webb

Nay: None

Appeal No. 2026-010 Walsh/Asclepius Corporation is continued to July 22, 2026 at 7 PM at the Knight Auditorium at the Barnstable High School.

Correspondence

- CCC mtg Harwich Local Comprehensive Plan (LCP), Thursday, June 25, 2026 at 3:00 p.m. - Hybrid
- CCC mtg Orleans Local Comprehensive Plan (LCP), Thursday, June 25, 2026 at 3:00 p.m. – Hybrid

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

June 24 (in person), July 8, 2026 (in person), July 22, 2026 (in person)

Adjournment

Chair Dewey moves to adjourn. Herb Bodensiek seconds.

Vote:

Aye: Jake Dewey, Herb Bodensiek, Paul Pinard, Manny Alves, Debra Dworkis, Larry Hurwitz, Aaron Webb

Nay: None

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