

**Zoning Board of Appeals  
MINUTES  
Wednesday, March 11, 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, March 11, 2026, at the time indicated:

**Call to Order**

Acting Chair Herb Bodensiek calls the meeting to order at 7:01 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       |        |
| Hurwitz, Larry                  | X       |        |
| Webb, Aaron                     |         | X      |

Also present is 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.

**Minutes**

December 10, 2025; January 14, 2026 – Larry Hurwitz moves to accept the December minutes. Debra Dworkis seconds.

**Vote:**

**Aye: Herb Bodensiek, Debra Dworkis, Larry Hurwitz**

**Nay: None**

Larry Hurwitz moves to approve the January minutes. Debra Dworkis seconds.

**Vote:**

**Aye: Herb Bodensiek, Debra Dworkis, Larry Hurwitz**

**Nay: None**

**Old Business**

None

**New Business**

**7:00 PM**

**Appeal No. 2026-004**

**Schneider**

Jack and Betty Anne Schneider have applied for a Special Permit pursuant to Section 240-131.4D(2) Change, Expansion, or Alteration of Uses and Structures. The Applicants seek to increase the height of the dwelling from 16.6 ft. to 23 ft. The subject property is located at 127 Short Beach Road, Centerville, MA as shown on Assessor’s Map 206 as Parcel 046. It is located in the Craigville Beach District (CBD) and the Long Beach Short Beach (LBSB) Neighborhood Overlay Zoning District.

The applicant has requested to continue the application to March 25, 2026. Larry Hurwitz moves to continue to March 25, 2026. Debra Dworkis seconds.

**Vote:**

**Aye: Herb Bodensiek, Debra Dworkis, Larry Hurwitz**

**Nay: None**

Appeal No. 2026-004 Schneider is continued to March 25, 2026.

7:01 PM

Appeal No. 2026-005

Lukatsky

Lana and Edward Lukatsky have applied for a Special Permit pursuant to Section 240-291-H(3) Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lots. The Applicants propose to demolish the existing 1.5-story, single-family dwelling and replace it with a 2.5-story, two-bedroom dwelling on a similar footprint. The existing and proposed dwellings do not meet the front yard setback requirement (30 feet), but the proposed front yard setback will remain 17.1 feet. The subject property is located at 129 Hayes Road, Centerville, MA as shown on the Assessor's Map 210 as Parcel 095. It is located in the Residence D-1 (RD-1) Zoning District and the Resource Protection Overlay District (RPOD).

The applicant has requested to continue the application to March 25, 2026. Larry Hurwitz moves to continue to March 25, 2026. Debra Dworkis seconds.

**Vote:**

**Aye:** Herb Bodensiek, Debra Dworkis, Larry Hurwitz

**Nay:** None

Appeal No. 2026-005 Lukatsky is continued to March 25, 2026.

#### Correspondence

- Provincetown Pier Hotel REVISED to reflect a Proforma Hearing, 2/26/26 @ 1:00 p.m.
- Great Neck Road, Continued Hearing, 3/2/26 @ 5:00 p.m.
- Cape Cod Commission meeting agenda Thursday, March 5<sup>th</sup> at 3:00pm. The meeting will be held in a hybrid format.

#### Matters Not Reasonably Anticipated by the Chair

#### Upcoming Hearings

March 25, 2026 (remote), April 8, 2026 (in person), April 22, 2026 (remote)

#### Adjournment

Larry Hurwitz moves to adjourn. Debra Dworkis seconds.

**Vote:**

**Aye:** Herb Bodensiek, Debra Dworkis, Larry Hurwitz

**Nay:** None

Meeting adjourned at 7:06 PM.

#### Documents Used at this Meeting

- Request from Attorney Michael Schulz to continue Appeal No. 2026-004 Schneider to March 25, 2026
- Request from Attorney Paul Revere to continue Appeal No. 2026-005 Lukatsky to March 25, 2026

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)