

# Town of Barnstable

Town Clerk Time Stamp Date:

48 Hour Notice of Meetings of Town Departments and all Town Boards  
As required by Chapter 28 of the Acts of 2009 which amends MGL  
Chapter 30A

3 SEP '25 AM 9:15  
BARNSTABLE TOWN CLERK

## Zoning Board of Appeals

Name of Public Body: Committee, Board, or Commission

**Wednesday, September 10, 2025**

**7:00 PM**

Date of Meeting: Time:

**James H. Crocker Jr. Hearing Room, 2<sup>nd</sup> Floor, Town Hall**

**367 Main Street, Hyannis**

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>

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, September 10, 2025, at the time indicated:

### 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 9, 2025

### Old Business

None

### New Business

**7:00 PM**

**Appeal No. 2025-023**

**Ferguson**

Hugh S. and Katherine B. Ferguson as Trustees of the Ferguson Family Trust have applied for a Special Permit pursuant to Section 240-91 H (3) Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lots. The Applicants propose to demolish and rebuild a 3-bedroom, single-family dwelling on a lot containing 6,705 square feet, less than the minimum 10,000 square feet. The proposed new dwelling, patio, deck, and porch are almost entirely within the existing footprint. The existing nonconforming 4.1-foot side yard setback would remain. The proposed new dwelling meets the height, lot coverage, and gross floor area requirements of the ordinance. The subject property is located at 214 Annable Point Road, Centerville, MA as shown on Assessor's Map 211 as Parcel 009. It is located in the Residence D-1 (RD-1) Zoning District.

### Correspondence

- Planning Board Notification Transmittal – 6 Proposed Zoning Amendments
- Cape Cod Commission Regional Policy Plan Subcommittee Meeting Agenda Thursday, September 4, 2025 at 2:00 p.m.
- Cape Cod Commission Regional Policy Plan Subcommittee Meeting REVISED Agenda Thursday, September 4, 2025 at 2:00 p.m.

### Matters Not Reasonably Anticipated by the Chair

### Upcoming Hearings

September 24, 2025 (remote), October 8, 2025 (in person), October 22, 2025 (remote)

### Adjournment