



## Town of Barnstable

# Zoning Board of Appeals



### Board Members

Jacob Dewey – Chair   Herbert Bodensiek – Vice Chair   Paul Pinard – Clerk  
 Emanuel Alves – Associate Member   Mark Hansen – Regular Member   Larry Hurwitz – Associate Member  
 Vacant – Associate Member   Aaron Webb – Regular Member   Vacant – Associate Member  
 Betty Ludtke – Town Council Liaison

### Staff Support

James Kupfer – Director – [James.Kupfer@town.barnstable.ma.us](mailto:James.Kupfer@town.barnstable.ma.us)  
 Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
 Genna Ziino – Administrative Assistant – [genevey.ziino@town.barnstable.ma.us](mailto:genevey.ziino@town.barnstable.ma.us)

## Agenda

**Wednesday, September 25, 2024**

**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, September 25, 2024, 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/84896165452">https://townofbarnstable-us.zoom.us/j/84896165452</a>	US Toll-free 888 475 4499
Meeting ID: 848 9616 5452	Meeting ID: 848 9616 5452

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

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 24, 2024  
 August 14, 2024  
 August 28, 2024

## Old Business

7:00 PM

Appeal No. 2024-031

Sullivan

Lawrence and Elizabeth Sullivan, as Trustees of the King Kat Trust, have applied for a Special Permit pursuant to Section 240-91H.(3) Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lots. The Applicants propose to demolish the existing 2-bedroom dwelling and construct a new 2-bedroom dwelling. The lot is less than the required 10,000 sq. ft. and the new dwelling proposes to maintain the existing nonconforming side yard setback of 8.5 ft. (where 15 ft. is required). The existing lot coverage is 14.5% and the proposed lot coverage is 15.3%, and the existing gross floor area is 9% and the proposed gross floor area ratio is 10.7%. The subject property is located at 91 Craigville Beach Road, Hyannis, MA as shown on Assessor's Map 267 as Parcel 115. It is located in the Residence F-1 (RF-1) Zoning District. **Continued from September 11, 2024.**

## New Business

7:01 PM

Appeal No. 2024-033

6M Development/Caulder

6M Development/William Caulder has applied for a Special Permit pursuant to Section 240-47.2(C) (4) Accessory Dwelling Units (ADUs). The Applicant seeks to construct an ADU that is 647 square feet larger than the allowed 900 square feet, for a total of 1,547 square feet. The subject property is located at 1045 Main Street, Cotuit, MA as shown on Assessor's Map 034 as Parcel 017. It is located in the Residence F (RF) Zoning District.

## Correspondence

Cape Cod Commission Subcommittee Hearing notice for various meetings on the Regional Policy Plan update

## Matters Not Reasonably Anticipated by the Chair

## Discussion

Board discussion about proposed 2025 meeting schedule

## Upcoming Hearings

October 9, 2024, October 23, 2024, November 13, 2024

## Adjournment