



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
Rodney Tavano – Associate Member Aaron Webb – Regular Member Natalie Pittenger – Associate Member
Betty Ludtke – Town Council Liaison

Staff Support

James Kupfer – Director – James.Kupfer@town.barnstable.ma.us
Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
Genna Ziino – Administrative Assistant – genevey.ziino@town.barnstable.ma.us

<https://www.town.barnstable.ma.us/ZoningBoard>

Agenda

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
https://townofbarnstable-us.zoom.us/j/83298887754	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 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.

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

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 Hyannough 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.

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.

7:02 PM**Appeal No. 2024-050****McNamara/Holistic Health Group**

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.

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.

Correspondence

2025-062 Planning Board Zoning Amendment for Cannabis Overlay District scheduled for Monday January 27th, 2025 at 7:00 pm.

2025-01-13 Chase Brook Park – Cape Cod Commission Proforma Hearing, 1/13/25 at 10:00 am.

2025-01-17 Barlows Landing – Cape Cod Commission Proforma Hearing, 1/17/25 at 10:00 am.

2025-01-17 NextGrid Bourne – Cape Cod Commission Proforma Hearing, 1/17/25 at 10:30 am.

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