



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, March 12, 2025

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, March 12, 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

Minutes from February 12, 2025

Old Business

7:00 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. **Continued from January 22, 2025 and February 26, 2025. Members assigned: Dewey, Bodensiek, Pinard, Hansen, Webb.**

New Business

7:01 PM

Appeal No. 2025-002

Hyannis LSOF Investment LLC

Hyannis LSOF Investment LLC have petitioned for a Variance pursuant to Section 240-63 A., E., & H. Signs in the Residential Districts, and Section 240-65 A., C., D., F. and G Signs in the B, HB Districts. The Petitioner seeks a variance for additional signage related to hotel and resort in order to add six (6) additional signs. Specifically, at LandShark Bar & Grill proposed signage 31.5 square feet, Margaritaville Spa proposed signage 11.1 square feet, Compass Rose Ballroom and Spa proposed 14.3 square feet, at Fin City Arcade proposed 22.2 square feet, at Fins Up Water Park proposed 27.8 square feet, and at Fins Up Water Park freestanding signs 25.5 square feet. The subject property is located at 1225 Iyannough Road/Rte 132, Hyannis, MA, as shown on Assessor’s Map 273 as Parcels 023 and 122. It is located in the Business (B), Highway Business (HB) and Residence C-1 (RC-1) Zoning Districts.

7:02 PM

Appeal No. 2025-003

daSilva

Gabriel and Elizabeth daSilva have petitioned for a Variance pursuant to Section 240-11 E. Bulk Regulations in RB, RD-1, and RF-2 Residential Districts. The Petitioners seek a variance to the side yard setback to build an in-ground pool on the westerly side of their

property. The Petitioners request a variance to locate the proposed in-ground pool 6.6 feet from the property line where 10 feet is required. The subject property is located at 139 Park Avenue, Centerville, MA, as shown on Assessor's Map 207 as Parcel 026. It is located in the Residence D-1 (RD-1) Zoning District.

7:03 PM

Appeal No. 2025-004

Rice

Greg and Caroline Rice have applied for a Special Permit in accordance with Section 240-47.2 C. (4) Accessory Dwelling Units (ADUs). The Applicants propose to construct an Accessory Dwelling Unit of 904 square feet adjacent to the existing single family dwelling of 1,806 square feet. The 1-bedroom Accessory Dwelling Unit exceeds the 900 square foot as-of-right limit. The subject property is located at 62 Wren Lane, Marstons Mills, MA as shown on Assessor's Map 029 as Parcel 023. It is located in the Residence F (RF).

Board has received a request to withdraw.

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

March 26, 2025 (remote), April 9, 2025 (in person), April 23, 2025 (remote)

Adjournment