



Town of Barnstable Zoning Board of Appeals



Board Members

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard – Clerk
Emanuel Alves – Associate Member Vacant – Regular Member Larry Hurwitz – Associate Member
Rodney Tavano – Associate Member Aaron Webb – Regular Member Natalie Pittenger – Associate Member

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

Town Council Liaison

Betty Ludtke

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

Agenda

Wednesday, October 8, 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, October 8, 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

None

Old Business

None

New Business

7:00 PM

Appeal No. 2025-024

Egan Capital LLC

Egan Capital LLC has petitioned for a Variance pursuant to Section 240-13 E. Bulk Regulations for the RC District and Section 240-26 F. Bulk Regulations for the HO District. The Petitioner seeks to separate off a triangular portion of 18,414 square feet at the rear of the property to utilize in connection with a neighboring affordable housing redevelopment project. The remaining property will total 39,805 square feet. The existing single-family dwelling and shed will remain on the portion of land with sole access from Richardson Road. The subject property is located at 40 Richardson Road, Centerville, MA as shown on Assessor's Map 210 as Parcel 134-003. It is located in the Residence C (RC) and the Highway Office (HO) Zoning Districts and the Resource Protection Overlay District (RPOD).

7:01 PM

Appeal No. 2025-025

Great Marsh Development LLC

Great Marsh Development LLC has applied for a Comprehensive Permit pursuant to MGL Ch. 40B Sections 20, 21, 22, and 23 and 760 CMR 30.00 and 31.00. The Applicant proposes to develop an affordable housing community on 5.8 acres. The Homes at Centerville Cove will consist of 19 detached, 3-bedroom, single-family homes. The Residences at Centerville Cove will consist of 36 rental units in one building with a mix of 2- and 3-bedroom apartments. The subject property is located at 39, 51, 61, and 75 Great Marsh Road and 195 Phinney's Lane, Centerville, MA as shown on Assessor's Map 210 as Parcels 124, 125, 126, 134-003, 134-004, and Map 209

as Parcel 020, respectively. They are located in the Residence C (RC) and the Highway Office (HO) Zoning Districts and the Resource Protection Overlay District (RPOD).

7:02 PM

Appeal No. 2025-028

Smith

Michael D. and Christina D. Smith have applied for a Special Permit pursuant to Section 240-44 Accessory Uses Permitted with Special Permit. The Applicants seek to construct an accessory structure on a lot immediately opposite and across the road from the lot on which the principal use it serves. The subject property is located at 86 Old Farm Road, Centerville MA as shown on Assessor's Map 251 as parcel 005. It is located in the Residence D-1 (RD-1) Zoning District.

Board Elections

Chair, Vice Chair, Clerk

Discussion

Discussion of Board Rules & Regulations, the zoning amendments proposed to the Planning Board, and pools/pool houses

Correspondence

2025-09-25 DRI Referral for Southwind Plaza II

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

October 22, 2025 (remote), November 12, 2025 (remote), December 10, 2025 (remote)

Adjournment