



Town of Barnstable Zoning Board of Appeals



Board Members

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard – Clerk
Emanuel Alves – Regular Member Debra Dworkis – Associate Member Larry Hurwitz – Associate Member
Natalie Pittenger – Associate Member Vacant – Associate Member Aaron Webb – Regular 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 – genevieve.ziino@town.barnstable.ma.us

Town Council Liaison

Betty Ludtke

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

Agenda

Wednesday, December 10, 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, December 10, 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 18 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website:
<https://barnstable.cablecast.tv/internetchannel/watch-now>
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/84908680792	US Toll-free: 888 475 4499
Meeting ID: 849 0868 0792	Meeting ID: 849 0868 0792

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

7:00 PM

Appeal No. 2024-039

25 Falmouth Rd, LLC

25 Falmouth Road LLC has filed an Appeal of an Administrative Official's Decision in accordance with M.G.L. Chapter 40A Sections 7, 8, and 15 and Section 240-88 of the Barnstable Zoning Ordinance. The Appellant is appealing the Decision of the Building Commissioner in issuing Building Permit BLDC 22-227, dated September 17, 2024. The permit was initially denied pending the receipt of a narrative to explain the expansion of the mechanical bays on the property. The Appellant's position is that the permit fails to take into account evidence and documentation from the town records and files, which conflict with the determination to issue the Building Permit. The subject property is located at 95 Falmouth Road, Hyannis, MA as shown on Assessor's Map 311 as Parcel 073. It is located in the Highway Business (HB) and Residence B (RB) Zoning Districts. **Continued from November 13, 2024, January 8, 2025, February 12, 2025, April 9, 2025 and October 22, 2025. Members assigned: Dewey, Bodensiek, Pinard, Webb, Alves.**

7:01 PM

Appeal No. 2024-040

25 Falmouth Rd, LLC

25 Falmouth Road LLC has filed an Appeal of an Administrative Official's Decision in accordance with M.G.L. Chapter 40A Sections 7, 8, and 15 and Section 240-88 of the Barnstable Zoning Ordinance. The Appellant is appealing the Decision of the Building Commissioner in a letter dated September 4, 2024. The Appellant believes that the determination fails to take into account evidence and documentation from the town records and files, which conflict with the determination and do not address the concerns raised as set forth in the Appellant's enforcement letters and correspondence. The subject property is located at 95 Falmouth Road and 123 Falmouth Road, Hyannis, MA as shown on Assessor's Map 311, Parcels 073 and 078. Lots are located in the Highway Business (HB) and Residence B (RB) Zoning Districts. **Continued from November 13, 2024, January 8, 2025, February 12, 2025, April 9, 2025, and October 22, 2025. Members assigned: Dewey, Bodensiek, Pinard, Webb, Alves.**

7:02 PM

Appeal No. 2025-032

WS Landing at Hyannis LLC

WS Landing at Hyannis LLC has petitioned for a Variance pursuant to Section 240-65 J. Drive Up Menu Board, Quantity and Area. The Applicant seeks to install 2 signs for a drive-through window, including an approximately 35 sq. ft. menu board sign and an approximately 1.25 sq. ft. sign on the menu speaker board. The subject property is located at 790 Iyannough Road, Hyannis, MA as shown on Assessor's Map 311 as Parcel 092. It is located in the Highway Business (HB) and the Business (B) Zoning Districts. **Continued from November 12, 2025. Members assigned Dewey, Bodensiek, Alves, Hurwitz, Pittenger.**

New Business

7:03 PM

Appeal No. 2025-035

Ashley Manor LLC

Ashley Manor LLC has applied for a Special Permit pursuant to Section 240-11 C. (6) Condition Uses in the RB, RD-1, and RF-2 Districts – Bed and Breakfast. The Applicant is seeking to change the use from group home to owner-occupied bed and breakfast. The subject property is located at 3660 Main Street, Barnstable, MA as shown on Assessor's Map 317 as Parcel 021-001. It is located in the Residence F-2 (RF-2) Zoning District.

7:04 PM

Appeal No. 2025-036

Sullivan

William and Susan Sullivan have applied for a Modification of Special Permit No. 2006-076 pursuant to Section 240-91 H. Developed Lot Protection; Demolition/Rebuilding on a Nonconforming Lot. The Applicants are seeking modifications to approve the conversion of the existing barn into a garage with finished office, remove the existing deck and construct a 395 sq. ft. swim spa and a 23' x 27' patio, and revise and update lot area, lot coverage, setbacks, floor areas, and floor area ratios per engineer's plan. The subject property is located at 990 Main Street, Cotuit, MA as shown on Assessor's Map 034 as Parcel 034. It is located in the Residence F (RF) Zoning District.

Correspondence

- Cape Cod Commission MEMBER Workshop, 11/20/25 @ 1:00 p.m., Cape Cod Commission Office, 3225 Main Street, Barnstable
- Cape Cod Commission Meeting, 11/20/25 @ 3:00 p.m., Mary Pat Flynn Conference Room, 3195 Main Street, Barnstable
- Technical Bulletins Hearing, 12/4/25 @ 3:00, Virtual
- Wychmere Beach Club Hotel Redevelopment, 12/16/25, @ 5:00 p.m., Harwich Community Center, 100 Oak Street, Harwich, MA 02645
- Cape Cod Commission Meeting, Thursday, December 4, 2025 – Online
- Pound Pond Mitigation Hearing, Thursday, December 18, 2025 – Hybrid
- Barnstable LCP Hearing, Thursday, December 18, 2025 – Hybrid
- Executive Committee Meeting Agenda on Thursday, December 4, 2025 at 2:00 p.m.

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

January 14, 2026 (in person), January 28, 2026 (remote), February 11, 2026 (in person)

Adjournment