



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 Aaron Webb – Regular Member Vacant – Associate Member

Staff Support

James Kupfer – Director – james.kupfer@barnstable.gov
Anna Brigham – Principal Planner – anna.brigham@barnstable.gov
Genna Ziino – Administrative Assistant – genevieve.ziino@barnstable.gov

Town Council Liaison

Betty Ludtke

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

Agenda

Wednesday, January 14, 2026

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, January 14, 2026, 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

October 8, 2025 & October 22, 2025

Old Business

7:00 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. **Continued from December 10, 2025. Members assigned: Dewey, Bodensiek, Pinard, Webb, Alves. Attorney Nickerson has requested a continuance to January 28, 2026.**

New Business

7:01 PM

Appeal No. 2025-037

Fitzgerald

John F. Fitzgerald, Trustee of Bluff Point 1999 Trust No. 2 has applied for a Variance pursuant to Section 240-125 (B)(1)(c) Zoning Board of Appeals – Variances; 240-126 Variance Provisions; and 240-91(H)(1)(b)[2] Developed Lot Protection, Demolition and Rebuilding on Nonconforming Lots, Floor Area Ratio. The Applicant seeks relief to permit a floor area ratio of .348 or 6,671 sq. ft, 792 sq. ft. greater than what is allowed as of right. The subject property is located at 124 Bluff Point Drive, Cotuit, MA as shown on Assessor's Map 034 as Parcel 070. It is located in the Residence F (RF) Zoning District and the Resource Protection Overlay District (RPOD).

7:02 PM

Appeal No. 2025-038

Speedway LLC/Dunkin

Speedway LLC has applied for a Variance pursuant to Section 240-24.1.5 4.(a) signs in the HC District. The Applicant is seeking to replace the existing 20.66 sq. ft. internally illuminated "Dunkin Donuts" wall sign with a new 12.12 sq. ft. internally illuminated

“Dunkin” wall sign. The area of the façade is 971.1 sq. ft., therefore, 97.1 sq. ft. of signage is allowed. The existing Speedway sign is 18 sq. ft., making the proposed total for both signs 30.12 sq. ft. The subject property is located at 156 Iyannough Road, Hyannis, MA as shown on Assessor’s Map 328 as Parcel 151. It is located in the Highway Commercial (HC) Zoning District.

7:03 PM

Appeal No. 2025-025

****READVERTISED****

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 56.00 et seq. The Applicant proposes to develop an affordable housing community on 6.764 acres. The Homes at Centerville Cove will consist of 20 detached, 3-bedroom, single-family dwellings. 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, 195 Phinney’s Lane, and 40 Richardson Road, 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).

NOTE: *This matter was continued from October 22, 2025, after 2025-024 Egan Capital Variance request was withdrawn. Both items were related, so Comprehensive Permit 2025-025 was readvertised to give the public notice of the revised application.*

Correspondence

- Cape Cod Commission meeting agenda for December 18, 2025
- Wychmere Hotel Redevelopment, 1/7/26 @ 1:00 p.m. – In person, Mary Pat Flynn Conference Room
- Great Neck Road WCT Proforma, 1/12/26 @ 10:00 a.m. – Virtual
- Southwind Plaza ANR Exemption, 1/22/26 @ 3:00 p.m. – Hybrid
- Wychmere Hotel Redevelopment, 1/22/26 @ 3:00 p.m. – Hybrid
- 26 Shank Painter, 1/27/26 @ 1:00 p.m. – Virtual
- Provincetown Pier Hotel, 1/29/26 @ 3:00 p.m. – In person, Provincetown Town Hall, Judge Welsh Room

Matters Not Reasonably Anticipated by the Chair

Discussion

To discuss and appoint a representative to the new Town Council Zoning Subcommittee. This committee will consist of five town council members and a representative from the ZBA and Planning Board and will be responsible for reviewing and recommending potential zoning changes.

Upcoming Hearings

January 28, 2026 (remote), February 11, 2026 (in person), February 25, 2026 (remote)

Adjournment