



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

Staff Support

James Kupfer – Director – james.kupfer@town.barnstable.ma.us
Anna Bringham – 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, July 23, 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, July 23, 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:
<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/87592791406	US Toll-free: 888 475 4499
Meeting ID: 875 9279 1406	Meeting ID: 875 9279 1406

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

May 28, 2025; June 11, 2025

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 June 25, 2025. No members assigned.**

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 June 25, 2025. No members assigned.**

7:02 PM

Appeal No. 2025-019

Barnstable Black Belt LLC

Barnstable Black Belt LLC has petitioned for a Variance pursuant to Section 240-52 C. Design and Screening Standards; 240-24.1.5 C. 3.(b) Standards for All Districts, Parking Standards, Location; and 240-24.1.5 E. (a-e) Surface Parking Lot Design Standards. The Applicant proposes to construct a new multifamily building containing 9 two-bedroom residential apartments on an undeveloped and underutilized lot with 10 parking spaces, associated landscaping, utilities, and related infrastructure. The Applicant is requesting relief for the proposed parking lot design and for certain landscaping requirements within the surface parking lot design standards. The subject property is located at 79 Center Street, Hyannis, MA as shown on Assessor's Map 327 as Parcel 065. It is located in the Downtown Main Street (DMS) Zoning District. **Members assigned: Jake Dewey, Herb Bodensiek, Paul Pinard, Mark Hansen, and Aaron Webb. Continued from July 9, 2025.**

New Business

7:03 PM

Appeal No. 2025-020

Coxall

Harold C. Coxall, Jr., Trustee of the Harold C. Coxall, Jr. Trust has applied for a Special Permit pursuant to Section 240-91 H. (3) Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lots. The Applicant is seeking to demolish and rebuild the dwelling in accordance with the plans prepared by Cape & Islands Engineering, Inc. and Robert H. Williamson Architect. Relief is requested because the existing front yard setback is 16.8 feet and the proposed front yard setback is 21.7 feet to the foundation, 19.7 feet to the overhang, where 30 feet is required. The subject property is located at 265 Sea View Ave, Osterville, MA as shown on Assessor's Map 138 as Parcel 020. It is located in the Residence F-1 (RF-1) Zoning District.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

August 13, 2025 (in person), August 27, 2025 (remote), September 10, 2025 (in person)

Adjournment