



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
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 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, September 24, 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, September 24, 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/81957762681	US Toll-free: 888 475 4499
Meeting ID: 819 5776 2681	Meeting ID: 819 5776 2681

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

July 23, 2025, August 13, 2025

Old Business

None

New Business

7:00 PM

Appeal No. 2025-026

One Hundred Three Long Beach Road, LLC

One Hundred Three Long Beach Road, LLC has applied for a Special Permit pursuant to Section 240-131.4 D. (2) Craigville Beach District Use Regulations and Section 240-131.7. E. Long Beach/Short Beach. The Applicant is seeking to demolish and rebuild a preexisting nonconforming garage. The proposal will decrease the nonconforming side yard setback from the existing 1.1 ft. to the proposed 6 ft. and will increase the gross floor area from 2,837 square feet to proposed 3,028 square feet, an increase of 6.7%. The subject property is located at 103 Long Beach Road, Centerville, MA as shown on Assessor’s Map 205 as Parcel 017. It is located in the Craigville Beach District (CBD) and the Long Beach/Short Beach (LBSB) Neighborhood Overlay Zoning District.

7:01 PM

Appeal No. 2025-027

Burt

Alan and Dawn Burt have applied for a Special Permit pursuant to Section 240-91 H. (3) Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lots. The Applicants seek to rebuild on a lot where the prior home was destroyed by fire. The Applicant is seeking zoning relief due to nonconforming lot size. The subject property is located at 326 Oakland Road, Hyannis, MA as shown on the Assessor’s Map 271 as Parcel 084. It is located in the Residence B (RB) Zoning District.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

October 8, 2025 (in person), October 22, 2025 (remote), November 12, 2025 (remote)

Adjournment