



## 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  
 Denise Johnson – Associate Member    Aaron Webb – Regular Member    Vacant – Associate Member  
 Betty Ludtke – Town Council Liaison

### Staff Support

Elizabeth Jenkins – Director – [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
 Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
 Genna Ziino – Administrative Assistant – [genevey.ziino@town.barnstable.ma.us](mailto:genevey.ziino@town.barnstable.ma.us)

## Agenda

**Wednesday, April 24, 2024**

**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, April 24, 2024, 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 8 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
<a href="https://townofbarnstable-us.zoom.us/j/81135394519">https://townofbarnstable-us.zoom.us/j/81135394519</a>	US Toll-free 888 475 4499
Meeting ID: 811 3539 4519	Meeting ID: 811 3539 4519

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](mailto: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](mailto: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

## **New Business**

**7:00 PM**

**Appeal No. 2024-012**

**Sawayanagi**

Junichi Sawayanagi has applied for a Special Permit in accordance with Section 240-47.2 C. (4) Accessory Dwelling Units (ADUs). The Applicant proposes to change the use of the front accessory structure from commercial use (previously a framing business) to residential use as a 1,671 square foot 1-bedroom Accessory Dwelling Unit which exceeds the 900 square foot as-of-right limit. The subject property is located at 1085 Main Street, West Barnstable, MA as shown on Assessor's Map 178 as Parcel 004-002. It is located in the West Barnstable Village Business District (WBVBD) Zoning District.

(Click [HERE](#) for materials)

## **Correspondence**

Letter from Mary Lynch regarding 900 Old Stage Road (Click [HERE](#) for materials)

Notification Transmittal of Preliminary Subdivision Application (Click [HERE](#) for materials)

## **Matters Not Reasonably Anticipated by the Chair**

## **Upcoming Hearings**

May 8, 2024, May 22, 2024, June 12, 2024

## **Adjournment**