



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 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 – genevey.ziino@town.barnstable.ma.us

Town Council Liaison

Betty Ludtke

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

Agenda

Wednesday, October 22, 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, October 22, 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/87132561642	US Toll-free: 888 475 4499
Meeting ID: 871 3256 1642	Meeting ID: 871 3256 1642

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

August 27, 2025; September 10, 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 and April 9, 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 and April 9, 2025. No members assigned.**

7:02 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. **Continued from September 24, 2025. Members assigned: Dewey, Bodensiek, Pinard, Webb, and Alves.**

7:03 PM

Appeal No. 2025-024

Egan Capital LLC

Egan Capital LLC has petitioned for a Variance pursuant to Section 240-13 E. Bulk Regulations for the RC District and Section 240-26 F. Bulk Regulations for the HO District. The Petitioner seeks to separate off a triangular portion of 18,414 square feet at the rear of the property to utilize in connection with a neighboring affordable housing redevelopment project. The remaining property will total 39,805 square feet. The existing single-family dwelling and shed will remain on the portion of land with sole access from Richardson Road. The subject property is located at 40 Richardson Road, Centerville, MA as shown on Assessor's Map 210 as Parcel 134-003. It is located in the Residence C (RC) and the Highway Office (HO) Zoning Districts and the Resource Protection Overlay District (RPOD). **Continued from October 8, 2025. Members assigned: Dewey, Bodensiek, Pinard, Webb, and Pittenger.**

7:04 PM

Appeal No. 2025-025

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 30.00 and 31.00. The Applicant proposes to develop an affordable housing community on 5.8 acres. The Homes at Centerville Cove will consist of 19 detached, 3-bedroom, single-family homes. 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 and 195 Phinney's Lane, 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). **Continued from October 8, 2025. No members assigned.**

New Business

7:05 PM

Appeal No. 2025-029

Lippart

Jack and Dale Lippart have applied for a Special Permit pursuant to Section 240-92 B. Alteration or Expansion of Nonconforming Buildings or Structures Used as Single- and Two-Family Residences. The Applicants seek to lift and reposition the existing 3-bedroom single-family dwelling and construct a one and a half story addition on top of the existing dwelling. The renovated and expanded dwelling would be constructed on piles and consist of two and a half stories, 5 bedrooms across 5,473 square feet of gross floor area. The subject property is located at 51 Hawes Ave, Hyannis, MA as shown on Assessor's Map 323 as Parcel 005. It is located in the Residence B (RB) Zoning District.

Correspondence

- Cape Cod Commission Agenda for October 16, 2025

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

November 12, 2025 (remote), December 10, 2025 (remote), January 14, 2026 (in person)

Adjournment