



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
Rodney Tavano – Associate Member Aaron Webb – Regular Member Natalie Pittenger – Associate 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, August 13, 2025

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, August 13, 2025, 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

June 25, 2025

Old Business

7:00 PM

Appeal No. 2025-013

Wilkens Lane Properties, LLC

Wilkens Lane Properties, LLC has applied for a Special Permit pursuant to Section 240-125 C. (1)-(3) Special Permit Provisions and 240-38.1 F. Mixed-Use Subzone of Medical Services Overlay District. The Applicant seeks to construct 5 residential apartment buildings containing a total of 320 units, which will be served by a combination of surface parking and detached garages. The proposal also includes one single-story clubhouse/leasing building and residential amenities such as a pool, courtyards, outdoor seating areas, grills, and a dog run area. The subject property is located at 0 Wilkens Lane, Hyannis, MA as shown on Assessor's Map 296 as Parcel 039-001. It is located in the Industrial (IND), Residence G (RG), and Business (B) Zoning Districts, and Medical Services Overlay (MSO), Mixed Use Subzone of the (MSO), and GP & AP Overlay Districts. **Continued from May 28, 2025, June 11, 2025 and July 9, 2025. Members assigned: Jacob Dewey, Herb Bodensiek, Mark Hansen, Manny Alves, and Natalie Pittenger.**

New Business

7:01 PM

Appeal No. 2025-022

231 Fifth Ave LLC

231 Fifth Ave, LLC has applied for a Special Permit pursuant to Section 240-91 H. Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lots. The Applicant proposes to demolish and rebuild a single-family residence on a legal preexisting nonconforming lot. Although the lot consists of 19,540 square feet, a Special Permit is required because the lot does not contain 10,000 square feet of contiguous upland. The proposed dwelling's setbacks, height, lot coverage, and floor area ratio are in compliance with the Ordinance. The subject property is located at 231 Fifth Ave, Hyannis, MA as shown on Assessor's Map 245 as Parcel 040. It is located in the Residence B (RB) Zoning District.

Correspondence

- Subregional Regional Policy Plan Subcommittee hearing notice for 7/30 Cape Cod and Islands Association of Realtors Building at 1:00 p.m.
- Subregional Regional Policy Plan Subcommittee hearing notice for 7/30 Falmouth Public Library at 5:00 p.m.
- Subregional Regional Policy Plan Subcommittee hearing notice for 7/31 Hybrid Hearing at 10:00 a.m.
- Subregional Regional Policy Plan Subcommittee hearing notice for 7/31 Eastham Public Library at 5:00 p.m.
- Cape Cod Commission hearing notice for 8/14/25 Barlows Landing Monopole, Continued Hearing at 3:00 p.m.
- Cape Cod Commission hearing notice for 8/14/25 Eastham DCPC Amendments at 3:00 p.m.
- Cape Cod Commission Subcommittee meeting agenda for the Barlows Landing Monopole for 8/7/25 at 10:00 a.m.
- Cape Cod Commission meeting, 8/14/25 at 3:00 p.m. – Hybrid format, Barnstable County Complex, Mary Pat Flynn Conference Room, 3195 Main Street, Barnstable, MA 02630 and online.
- Executive Committee meeting, 8/14/25 at 2:00 p.m. – In Person, Cape Cod Commission, Ocean Room, 3225 Main Street, Barnstable, MA 02630

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

August 27, 2025 (remote), September 10, 2025 (in person), September 24, 2025 (remote)

Adjournment