



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, July 9, 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, July 9, 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

May 14, 2025

Old Business

7:00 PM

Appeal No. 2025-013

Wilkins Lane Properties, LLC

Wilkins 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 Wilkins 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 and June 11, 2025.**
Members assigned: Jacob Dewey, Herb Bodensiek, Mark Hansen, Manny Alves, and Natalie Pittenger.

New Business

7:01 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.

Correspondence

- Cape Cod Commission Agenda, 6/26/25 at 3:00 p.m.
- Cape Cod Country Club Hearing, 7/10/25 at 5:00 p.m.

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

July 23, 2025 (remote), August 13, 2025 (in person), August 27, 2025 (remote)

Adjournment