

**Zoning Board of Appeals  
MINUTES  
Wednesday, August 13, 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, August 13, 2025, at the time indicated:

**Call to Order**

Acting Chair Herb Bodensiek calls the meeting to order at 7:05 PM with an introduction of Board Members:

Member	Present	Absent
Dewey, Jacob – Chair		X
Bodensiek, Herbert – Vice Chair	X	
Pinard, Paul – Clerk	X	
Alves, Manny	X	
Hansen, Mark	X	
Hurwitz, Larry		X
Pittenger, Natalie	X	
Tavano, Rodney		X
Webb, Aaron	X	

Also present is Jim Kupfer, Director of Planning & Development; Anna Brigham, Principal Planner; and Genna Ziino, Administrative Assistant.

**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 – Manny Alves moves to approve the minutes. Paul Pinard seconds.

**Vote:**

**Aye:** Herb Bodensiek, Paul Pinard, Manny Alves, Mark Hansen, Natalie Pittenger, Aaron Webb

**Nay:** None

**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.

Chair Bodensiek says Jacob Dewey was an assigned member but is not present, so Aaron Webb is going to sit on this instead because he was present at all the relevant meetings.

Attorney Mike Ford is representing the applicant. He says at the last meeting, the applicant was asked to review all testimony given and see if any improvements could be made as conditions for the Board to review. They've done that and submitted it to the Board and plan to walk through it tonight for the benefit of the public.

Attorney Ford walks through the special permit criteria to show they satisfy all criteria. He reviews the project benefits they've discussed. They filed a fiscal analysis for the review of CFAC: the net fiscal impact after their review is around \$484,519 to the Town and \$83,464 to the fire district, totaling \$567,983 recurring annually through taxes. These are exclusively year-round rentals, with 42 affordable units. The proposal will improve public and pedestrian infrastructure. It will be a redevelopment of a former sand pit. It will utilize high-efficiency electric heat pumps. It is walkable to amenities and bus routes.

They developed 8 draft conditions in response to public comments about making the project better:

1. Water connection: they will provide 2 water connections fed off 12-inch water mains on different streets. They worked with the water and fire departments for this plan for which there are several options.
2. Sidewalk connection: they will construct internal ADA-compliant sidewalks and connections to Wilkens Lane and Phase 1; construct the missing portion of sidewalk on Wilkens; installation/improvements to pedestrian signals/pushbuttons; and a \$324,000 mitigation payment to the town.
3. Pedestrian connectivity plan: they will request and if approved, fund an access and construction easement from the neighboring property to construct a pedestrian path to Phinney's Lane and Hathaways Pond. They don't own the land but do have a good relationship with those neighbors and it's their understanding that they will be seeking a redevelopment of their property in the future, so there may be an opportunity for this access to be constructed during that time. They will attach a conceptual plan to be submitted to Planning in support of this.
4. Solar installation: they will install solar panels on the south and west exposures of all five residential buildings.
5. Affordability – local preference: they will provide a local preference to Barnstable residents for the affordable housing units.
6. Power agreement: they will enter into a green power purchase agreement to provide no less than 50% of the power from renewable sources and will provide the town with copies of materials demonstrating the project. They changed the language to "identifying, to the extent permitted by law, requirements regarding the green power purchase agreement" because tenants have the ability to opt out.
7. Affordable residences: they will work with the town's Affordable Housing/Growth and Development Trust Fund to add up to 8 more affordable housing residences, which increases the total number of affordable residences from 42 to 50 (15.6%) if done. He reminds the Board that the 42 units they are doing without any subsidies. They've given themselves 6 months to come up with an agreement—not 6 months to closing, which could come much later. They've worded it flexibly so it doesn't have to be all 8 but it's up to 8.
8. Sewer system development contribution: they will provide a one-time sewer system development contribution of \$244,278 (equivalent of \$10 per gallon per day of sewer generated by the project). This number was generated from applicant's other communities. CFAC made a suggestion that the cost of sewer was an issue. It was discussed whether there could be an assessment of a "sewer development fee." They found out that CFAC proposed this idea in 2021 and Town Council decided not to impose a fee.

Attorney Ford walks through the CFAC fiscal analysis review. They attended 3 CFAC meetings where they concluded that the financial impact of Wilkens 2 on the net revenue will be greater than what the project estimated by generating a new fiscal impact in total of \$567,983. He walks through a table of annual vs. one-time fees.

He suggests that the criteria is satisfied and that the project will not be substantially more detrimental to the public good or neighborhood.

Attorney Ford mentions that when they filed their application, they included the DRI decision but since then, there was one amendment to a finding to not be classified under the stretch code. Building code changed and as a result, things needed to be changed on plans that were approved.

**Back to the Board for questions.** Mark Hansen asks if the stretch energy code was a request to the Commission that was amended. Attorney Ford says the Commission approved it as a de minimus change in July—the finding was that even with that change, the project and plans met the goals. What was causing concern in terms of the stretch code was the requirement of heat pump ventless dryers that haven't really been developed yet; the reduced size of refrigerators; the required additional mechanical closets; and the required triple pane windows, which are difficult to find.

Manny Alves says among recurring costs he was expecting to see sewer usage. Attorney Ford says tenants incur the cost as part of their expenses. Manny Alves asks for details about the solar panels proposed. John Twohig answers that what they've done is taken the south and the southeast quadrant almost the length of the building on all 5 buildings, the largest size panels they can. The system cost is upwards of \$1 million.

Mark Hansen thinks tenants will opt out of the green deal on the lease and wonders if they considered buying green energy offset credits for the total power of the structure. John Twohig says they expect people to opt in because it's cheaper. Mark Hansen would like to see evidence because it's traditionally not cheaper.

Manny Alves says the way the language, "up to additional 8 affordables" is written, it reads as if the applicant controls all the cards. He thinks it's too easy for them to walk away after 6 months and no preliminary discussion with the housing fund seems elusory. Mr. Twohig says the condition was discussed with staff prior to its development, and staff requested it be broader than just a rental subsidy. They wanted to provide options if, for example, a buydown is available but not a subsidy. They've been doing this for 40 years and always follow up on conditions—there is no incentive to make the conditions not work.

Mark Hansen asks if in their experience, have they ever not come to an agreement with a housing trust or town before. Mr. Twohig says this is unique, but the only time they couldn't find a resolution was in Cambridge about the ability for their trust to buy into a unit because the city's rules were valuing a unit at \$180,000 but construction costs were \$650,000. He thinks in this case the number is achievable. Manny Alves asks if the town could do more than 8, would the applicant allow it? Mr. Twohig says they would need to know in the right timeframe. Aaron Webb asks if they can change the number in the condition to 15. Mr. Twohig says a building operation changes once you get past 15% because the economics no longer work. He'd be fine with language of "up to 10" or something similar. Mark Hansen asks if they have a current comment from the housing trust that shows this favorably. Attorney Ford says no. He's had 2 conversations with Jillian Douglass, staff to the trust, but he didn't want to work out an agreement with the trust until they had approval from this Board.

#### **Chair Bodensiek opens public comment.**

Tony Shepley speaks in support.

Paul Niedzwiecki, CEO of the Cape Cod Chamber of Commerce speaks in support. The number one issue business owners are facing is labor supply and that problem is directly tied to a lack of housing.

Michael Bachstein, VP of Cape Cod Healthcare speaks in support. They have lost employees due to lack of housing.

Catherine Ledec of Barnstable Village, Barnstable Representative to the Cape Cod Commission, speaks with concern that there is not market-based evidence of need and these may be used as seasonal housing. She is concerned that it's not enough affordable units; there's a missing community solar component; it needs a dedicated bus stop; and water use has not been independently verified. She is concerned that Chair Dewey is not present and requests a continuance.

John Lipman, former Deputy Director of the Cape Cod Commission speaks in support. He reads letters of support from Marty Bruemmel, CEO of the Greater Hyannis Chamber of Commerce; Cory Fellows, Preservation of Affordable Housing Inc.; and Cape Associates. All letters cite the need for housing to entice and keep workers. Ben Feller was not able to be here but asked Mr. Lipman to express his continued support.

Eric Schwaab of Hyannis thinks the Board needs to ask for more. He says no civic associations are present because this is a good deal for businesses but not for the community. He wants the Board to ask for 25% affordable and for independently verified water usage.

Heather Swensen of Centerville asks the Board to make sure sewer and water can handle this.

Robert Mauch of Hyannis speaks in opposition with concern over the appearance, high density, and safety.

Kat Stewart of Hyannis speaks in support. She reads a letter from Mark Waters, one of the head coaches of the Cape Cod Swim Club in support.

Catherine Finkenstein of West Barnstable speaks with concern over water, affordability, and leaving a legacy.

Councilor Betty Ludtke says she is in support but has concerns over hollowing out the community, leaving the stretch code, and thinks we need more fidelity.

Tim Mahoney of Sandwich speaks in support. He reads a letter from Bob Echolls of Cape Cod Tech Foundation in support.

Councilor Charlie Bloom of Hyannis speaks in opposition with concerns over affordability, high density, and the appearance.

John Julius of Hyannis speaks in opposition. He doesn't think the town's 10% affordable housing goal will ever be achieved and is a scam. He is concerned about high density, water, and sewer and requests a building moratorium.

Paige Wylie-Tivnan speaks in support and reads a letter from Liz Freedman, former Principal of Barnstable High School, in support.

Acting Chair Bodensiek says the Board received a letter from Bob Schulte of Centerville with concerns over affordability and sewer, and a letter from Wendy Cullinan of Habitat for Humanity in support.

Attorney Ford responds to concerns: Manny Alves asked for a plan for solar, and they have one—they will send it to staff for the record. Regarding a bus stop, the Commission decision in finding 41 discussed that in detail and found that there were bus stops .3 and .4 miles away (6 minutes walking) and encouraged the applicant to discuss with CCRTA to understand demand, so they will be doing that as part of that requirement. Regarding water and sewer, they've worked closely with the water department who has determined that there is adequate water supply. The water department has an engineering firm that works just for them, and that firm analyzed the applicant's data and plan to determine that it is adequate. When they apply for a water permit, they'll have to go through that process as well. They worked with DPW for sewer and they concluded that there is capacity. They tried to address that with condition no 8. There is an ordinance, and that ordinance requires them to have certain minimum amounts, and they've gone above and beyond to stay below those.

Mr. Twohig says there is market demand: they leased Hanover 1 faster than they ever anticipated. 12 leases in the first 15 minutes. 66% of people who leased the first building are from the cape. Regarding doing 25% affordable units, that is a 40B and changes issues of height, density, payments, requirements, etc. They've been working on this for almost 5 years now, they are not just starting negotiations—things have been already built in through the process.

Natalie Pittenger thinks the town needs to rethink how they go about approving these developments for sewer and water. She doesn't think analyses should be done by an outside firm and can't believe there's enough water and sewer capacity. She wants more publicity for these projects.

Mark Hansen asks if Phase 1 had a conservative outlook on the water usage and it was only half of that in reality. Mr. Twohig says what they predicted for Phase 1 was based on title V, so today they're running about half of what they estimated. This is going to be about the same.

Aaron Webb doesn't think this is affordable. He would like 25% minimum affordables.

Paul Pinard says if 90% of Hanover 1 is rented, it must be affordable to somebody, and if almost 70% of those people live in town, it must be affordable to someone here. The Commission had 6 public meetings about this. This Board is guided by MGL and the town's code and zoning ordinance. There is not a lot of leeway here for this Board to negotiate. They have an obligation to make a decision within their purview: does this represent a substantial detriment to the town? If it doesn't, they must vote in favor.

Manny Alves agrees with Mr. Pinard that they need to bring the conversation back within their purview. He wants more affordable housing but this Board is constrained by the law here: the applicant is only required to have 13%. On top of that, the applicant didn't have to make more concessions but they did. He thinks if the Board denies it, it will go to Land Court and the Board will be overturned. If people want more affordable housing, the appropriate path to change that is Town Council. But as presented when this was filed, 13% was the requirement and the applicant has met that. The market will decide whether there is demand.

Chair Bodensiek thinks the applicant has done well and he is in favor of approving.

**Chair Bodensiek moves to close public comment. Manny Alves seconds.**

**Vote:**

**Aye:** Herb Bodensiek, Aaron Webb, Mark Hansen, Manny Alves, Natalie Pittenger

**Nay:** None

The Board discusses whether this represents a substantial detriment. Aaron Webb thinks “neighborhood” can apply to the town as a whole and he thinks this will bring the town backwards in terms of affordability. Paul Pinard thinks approving this will be offering more affordable units. If people want 25%, the town has to put up some money—it won’t be a developer because they’re not charities. Manny Alves does not think it represents a substantial detriment. Mark Hansen is a proponent of letting the market speak. He would like to negotiate the terms of the additional 8 units, request a comment from CFAC that they think the \$200,000 proposed for sewer is within reason, and request a comment from Planning & Town Council saying they feel it’s not a substantial detriment. Manny Alves says spirit and intent is factual—the ordinance has requirements for that that the applicant has shown they’re met. They don’t need an opinion on that. Mark Hansen thinks the original intent of that area is not for housing. Mark Hansen thinks there’s an outstanding cost for sewer that they don’t know. He isn’t sure the one-time contribution is reasonable. The members discuss whether to take a vote.

Attorney Ford says in terms of a continuance, this is Mark Hansen’s last meeting on the Board, so that doesn’t make sense. Regarding the Board’s concern over whether Town Council considered whether there would ever be residential in this area, the Council went out of their way to say anything outside of 1,000 feet is allowed so clearly were thinking about multi-family in this area. Regarding the sewer contribution, there is no way that CFAC can say whether it’s a correct number because there isn’t a requirement. It’s not a reflection of the cost. It’s a voluntary payment based on what other towns have required. Regarding additional units, they have gone over and above what they’re required to do. Mark Hansen thinks the language is loose. Attorney Ford would like to work through changing the language now to get the Board comfortable.

The group discusses language for the additional units condition. Mr. Twohig says they could say up to 10 and include buydown, trust, etc. It’s vague for the benefit of the Housing Trust to allow them to do however much they can afford. Mark Hansen is comfortable with that. The group discusses sewer and whether the one-time payment is sufficient.

**Chair Bodensiek moves to close the public hearing.** Mark Hansen seconds.

**Vote:**

**Aye:** Herb Bodensiek, Aaron Webb, Mark Hansen, Manny Alves, Natalie Pittenger

**Nay:** None

Attorney Ford says if the Board can take a 5-minute recess, he will come back with a recommended condition.

Herb Bodensiek moves to recess at 10:15 PM. Aaron Webb seconds.

**Vote:**

**Aye:** Herb Bodensiek, Aaron Webb, Mark Hansen, Manny Alves, Natalie Pittenger

**Nay:** None

The Board resumes open session at 10:25 PM.

Attorney Ford reads the suggested language for Condition No. 7: In the 4<sup>th</sup> line from bottom, change “up to 8” to “to restrict a minimum of 10”. At the end of the line, add “provided however in the event the trust is unable to provide funding sufficient to restrict 10 units, the parties will agree to a lesser number of units.” 2<sup>nd</sup> line up after applicant, change to “after diligent and good faith efforts, are unable...”

**Manny Alves makes findings:**

1. The application falls within a category specifically excepted in the ordinance for a grant of a special permit.
2. After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the Zoning Ordinance and would not represent a substantial detriment to the public good or the neighborhood affected. He finds that there are technical requirements under the ordinance, all of which are met by the proposed project. He also finds that evidence has been presented throughout the hearings that this will be an improvement. It is being built in a former industrial complex; it will add housing to the area. The applicant has agreed to a number of conditions that will further augment the benefit to

the community and the neighborhood, including agreeing to a required water connection, adding a sidewalk connection, proposing to build pedestrian connectivity, and installing solar panels.

3. A Site Plan has been reviewed and found approvable with conditions. Site Plan Review issued an approval letter on April 22, 2025.

Herb Bodensiek seconds.

**Vote:**

**Aye:** Herb Bodensiek, Manny Alves, Mark Hansen, Natalie Pittenger

**Nay:** Aaron Webb

Manny Alves says the appeal is subject to Conditions 1-5 from the Staff Report last revised August 6, 2025. The applicant has suggested conditions 1-7 referenced in the Staff Report last revised August 6, 2025, and a condition no. 8: "Prior to the issuance of a Certificate of Occupancy, the Project will provide a one-time sewer system development contribution in the amount of \$244,278 to the TOB."

Manny Alves reads the revisions:

Condition No. 4: The applicant shall install on the south/southeasterly exposures...

Condition No. 6: Delete reference to tenant obligation in lease form to the extent permitted by law.

Condition No. 7: "Applicant to restrict up to a minimum of 10 additional dwelling units..." and "To the extent the trust and the applicant after diligent and good faith efforts are unable to enter into the trust agreement within 6 months of the date upon which this decision becomes final and unappealable the applicant shall have no further obligations with respect to this condition, provided however in the event the trust is unable to provide funding sufficient to restrict 10 units, the parties will agree to a lesser number of units."

Jim Kupfer asks the Board to state that they're moving to grant the special permit as presented with the conditions as just stated.

Manny Alves moves to approve Special Permit No. 2025-013 based on those conditions and subject to the conditions as amended.

Herb Bodensiek seconds.

**Vote:**

**Aye:** Herb Bodensiek, Manny Alves, Mark Hansen, Natalie Pittenger

**Nay:** Aaron Webb

**Special Permit No. 2025-013 Wilkens Lane Properties, LLC is granted with conditions.**

**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.

Chair Bodensiek assigns himself, Paul Pinard, Aaron Webb, Mark Hansen, and Natalie Pittenger.

Attorney Patrick Nickerson is representing the applicant. He explains that lot was created in 1893. It was rendered legal preexisting nonconforming by zoning amendment in 1970, where one side yard setback became nonconforming. The entire property in 1985 became nonconforming because it lacks the required 10,000 sq. ft. of upland. The new structure was designed to make the nonconforming setback conforming now, and so meets all requirements other than upland. The new dwelling would be aesthetically pleasing and appropriate in the neighborhood and not a substantial detrimental.

**Back to the Board for questions.** Mark Hansen asks about upland. Attorney Nickerson says it's almost all wetlands. Manny Alves asks if it's the same number of bedrooms. Attorney Nickerson confirms. The floor area is being increased but still within the allowable size.

**Chair Bodensiek opens for public comment.** There is none. The Chairman moves to close public comment. Aaron Webb seconds.

**Vote:**

**Aye:** Herb Bodensiek, Paul Pinard, Aaron Webb, Mark Hansen, Natalie Pittenger

**Nay:** None

Aaron Webb moves to close the public hearing. Paul Pinard seconds.

**Vote:**

**Aye:** Herb Bodensiek, Paul Pinard, Aaron Webb, Mark Hansen, Natalie Pittenger

**Nay:** None

**Mark Hansen makes findings:**

1. The application falls within a category specifically excepted in the ordinance for a grant of a special permit. Section 240-91 H. (3) allows for the demolition and rebuilding of a residence on a nonconforming lot.
2. Site Plan Review is not required for single-family residential dwellings.
3. After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the Zoning Ordinance and would not represent a substantial detriment to the public good or the neighborhood affected.
4. The proposed yard setbacks must be equal to or greater than the yard setbacks of the existing building. All proposed setbacks will conform to the Ordinance.
5. The proposed lot coverage shall not exceed 20% or the existing lot coverage, whichever is greater. The proposed lot coverage is 19.9% which does not exceed the threshold.
6. The floor area ratio shall not exceed 0.30 or 30% the existing floor area ratio of the structure being demolished, whichever is greater. The existing FAR is 15.1% and the proposed FAR is 29.9%, which does not exceed the threshold.
7. The building height, in feet, shall not exceed 30 feet to the highest plate and shall contain no more than 2 ½ stories. The proposed height for the proposed dwelling is 28.5 feet.
8. The proposed new dwelling would not be substantially more detrimental to the neighborhood than the existing dwelling.

Paul Pinard adds that this is consistent with the evolution of that neighborhood with respect to demo/rebuilds. Herb Bodensiek seconds.

**Vote:**

**Aye:** Herb Bodensiek, Paul Pinard, Aaron Webb, Mark Hansen, Natalie Pittenger

**Nay:** None

Attorney Nickerson asks that condition no. 3 from the Staff Report be reconsidered. The percentages are taken from upland but the majority of the lot is wetlands, so as the wetlands grow, it could make them accidentally break that condition. He thinks conditions 2 and 4 are enough to cover their bases. The Board agrees.

Mark Hansen proposes to delete no. 3, accepting conditions no. 1-2 and 4-6 from the Staff Report dated July 24, 2025. Aaron Webb seconds.

**Vote:**

**Aye:** Herb Bodensiek, Paul Pinard, Aaron Webb, Mark Hansen, Natalie Pittenger

**Nay:** None

**Special Permit No. 2025-022 231 Fifth Ave LLC is granted with conditions.**

**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**

Mark Hansen thanks Board Members past and present for their work and wishes the members well, as it is his last day on the Board.

#### **Upcoming Hearings**

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

#### **Adjournment**

Aaron Webb moves to adjourn. Paul Pinard seconds.

#### **Vote:**

**Aye:** Herb Bodensiek, Paul Pinard, Aaron Webb, Mark Hansen, Natalie Pittenger, Manny Alves

**Nay:** None

#### **Documents Used at this Meeting**

- June 25, 2025 minutes
- Appeal No. 2025-013 Wilkens Lane Properties, LLC application materials
- Staff Report last revised August 6, 2025 for Appeal No. 2025-013
- Appeal No. 2025-022 231 Fifth Ave LLC application materials
- Staff Report dated July 24, 2025 for Appeal No. 2025-022
- Correspondence: Subregional Regional Policy Plan Subcommittee hearing notice for 7/30 Cape Cod and Islands Association of Realtors Building at 1:00 p.m.
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Respectfully submitted,  
Genna Ziino, Administrative Assistant

*Further detail may be obtained by viewing the video via the Barnstable Government Access Channel on demand at [town.barnstable.ma.us](https://town.barnstable.ma.us)*