



Town of Barnstable

Zoning Board of Appeals



Board Members

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard – Clerk
Emanuel Alves – Regular Member Debra Dworkis – Associate Member Larry Hurwitz – Associate Member
Vacant – Associate Member Vacant – Associate Member Aaron Webb – Regular Member

Staff Support

James Kupfer -- Director – james.kupfer@barnstable.gov
Anna Brigham – Principal Planner – anna.brigham@barnstable.gov
Genna Zino – Administrative Assistant – genevey.zino@barnstable.gov

Town Council Liaison

Betty Ludtke

www.barnstable.gov/ZoningBoard

Agenda

Wednesday, February 25, 2026

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, February 25, 2026, 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/84946397807	US Toll-free: 888 475 4499
Meeting ID: 849 4639 7807	Meeting ID: 849 4639 7807

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@barnstable.gov 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@barnstable.gov.

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

December 10, 2025

Old Business**7:00 PM****Appeal No. 2026-002****Copacabana Realty Investment Inc.**

Copacabana Realty Investment Inc. has applied for a Modification of Special Permit No. 2024-003 to change the number and location of bedrooms and storage units. The Applicant proposes three one-bedroom apartments, two two-bedroom apartments, and one storage unit. The prior Special Permit approved four one-bedroom apartments, one two-bedroom apartment, and allowed the retention of two nonconforming storage units. The subject property is located at 11 Potter Avenue, Hyannis, MA as shown on Assessor's Map 308 as Parcel 150. It is located in the Residence B (RB) Zoning District. **This was continued from February 11, 2026.**
Members were not assigned.

7:01 PM**Appeal No. 2026-003****Copacabana Realty Investment Inc.**

Copacabana Realty Investment Inc. has applied for a Special Permit pursuant to Section 240-94 A. Change of Nonconforming Use to Another Nonconforming Use. The Applicant seeks to convert a legal preexisting nonconforming rental storage unit, located within a multi-family building (see Special Permit No. 2024-003) into a two-bedroom apartment. The proposed apartment would be nonconforming because it would be a residential dwelling within a multi-family building. The subject property is located at 11 Potter Avenue, Hyannis, MA as shown on Assessor's Map 308 as Parcel 150. It is located in the Residence B (RB) Zoning District. **This was continued from February 11, 2026.** **Members were not assigned.**

New Business**Correspondence**

- Cape Cod Commission DRI Exemption Decision for Southwind Plaza ANR II project
- River School Proforma Hearing, Thursday, 2/26/26 at 10:00 a.m., Virtually
- Yarmouth LCP, Thursday, March 5, 2026 at 3:00 p.m., Hyrbid

Matters Not Reasonably Anticipated by the Chair**Upcoming Hearings**

March 11, 2026 (in person), March 25, 2026 (remote), April 8, 2026 (in person)

Adjournment