



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
Aaron Webb – Regular Member Vacant – Associate Member Vacant – Associate Member

Staff Support

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

Town Council Liaison

Betty Ludtke

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

Agenda

Wednesday, March 11, 2026

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, March 11, 2026, 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

December 10, 2025; January 14, 2026

Old Business

None

New Business

7:00 PM

Appeal No. 2026-004

Schneider

Jack and Betty Anne Schneider have applied for a Special Permit pursuant to Section 240-131.4D(2) Change, Expansion, or Alteration of Uses and Structures. The Applicants seek to increase the height of the dwelling from 16.6 ft. to 23 ft. The subject property is located at 127 Short Beach Road, Centerville, MA as shown on Assessor’s Map 206 as Parcel 046. It is located in the Craigville Beach District (CBD) and the Long Beach Short Beach (LBSB) Neighborhood Overlay Zoning District.

7:01 PM

Appeal No. 2026-005

Lukatsky

Lana and Edward Lukatsky have applied for a Special Permit pursuant to Section 240-291-H(3) Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lots. The Applicants propose to demolish the existing 1.5-story, single-family dwelling and replace it with a 2.5-story, two-bedroom dwelling on a similar footprint. The existing and proposed dwellings do not meet the front yard setback requirement (30 feet), but the proposed front yard setback will remain 17.1 feet. The subject property is located at 129 Hayes Road, Centerville, MA as shown on the Assessor’s Map 210 as Parcel 095. It is located in the Residence D-1 (RD-1) Zoning District and the Resource Protection Overlay District (RPOD).

Correspondence

- Provincetown Pier Hotel REVISED to reflect a Proforma Hearing, 2/26/26 @ 1:00 p.m.

- Great Neck Road, Continued Hearing, 3/2/26 @ 5:00 p.m.

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

March 25, 2026 (remote), April 8, 2026 (in person), April 22, 2026 (remote)

Adjournment