



# 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](mailto:james.kupfer@barnstable.gov)  
Anna Brigham – Principal Planner – [anna.brigham@barnstable.gov](mailto:anna.brigham@barnstable.gov)  
Genna Ziino – Administrative Assistant – [genevey.ziino@barnstable.gov](mailto:genevey.ziino@barnstable.gov)

## Town Council Liaison

Betty Ludtke

[www.barnstable.gov/ZoningBoard](http://www.barnstable.gov/ZoningBoard)

## Agenda

**Wednesday, April 22, 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, April 22, 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
<a href="https://townofbarnstable-us.zoom.us/j/89099773220">https://townofbarnstable-us.zoom.us/j/89099773220</a>	US Toll-free: 888 475 4499
Meeting ID: 890 9977 3220	Meeting ID: 890 9977 3220

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](mailto: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](mailto: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

March 11, 2026, March 25, 2026

## Old Business

7:00 PM

Appeal No. 2025-038

Speedway LLC/Dunkin

Speedway LLC has applied for a Variance pursuant to Section 240-24.1.5 4.(a) signs in the HC District. The Applicant is seeking to replace the existing 20.66 sq. ft. internally illuminated "Dunkin Donuts" wall sign with a new 12.12 sq. ft. internally illuminated "Dunkin" wall sign. The area of the façade is 971.1 sq. ft., therefore, 97.1 sq. ft. of signage is allowed. The existing Speedway sign is 18 sq. ft., making the proposed total for both signs 30.12 sq. ft. The subject property is located at 156 Iyannough Road, Hyannis, MA as shown on Assessor's Map 328 as Parcel 151. It is located in the Highway Commercial (HC) Zoning District. **Members assigned: Dewey, Bodensiek, Webb, Pittenger, Alves. Continued from January 14, 2026 and February 11, 2026.**

## New Business

7:01 PM

Appeal No. 2026-006

Speedway LLC/Dunkin

Speedway LLC has applied for a Special Permit pursuant to Section 240-93 B. Nonconforming Buildings or Structures Not Used as Single- or Two-Family Dwellings. The Applicant seeks to alter and/or expand a preexisting nonconforming internally illuminated "Dunkin Donuts" building sign having approximately 20.66 sq. ft. of sign area. The proposed "Dunkin" sign would be internally illuminated having 12.12 sq. ft. of sign area. The subject property is located at 156 Iyannough Road, Hyannis, MA as shown on Assessor's Map 328 as Parcel 151. It is located in the Highway Commercial (HC) Zoning District.

## Correspondence

- Cape Cod Commission Nominating Committee Meeting, Monday, April 13, 2026 at 4:00 p.m.
- Cape Cod Commission Meeting, Thursday, April 16, 2026 at 3:00 p.m.
- Cape Cod Commission revised agenda for meeting on Thursday, April 16, 2026 at 3:00 p.m.
- Notification Transmittals for 6 Preliminary Subdivisions before Planning Board on April 27, 2026 at 7:00 p.m.

## Matters Not Reasonably Anticipated by the Chair

## Upcoming Hearings

May 13, 2026 (in person), May 27, 2026 (remote), June 10, 2026 (in person)

## Adjournment