

Zoning Board of Appeals
MINUTES
Wednesday, February 11, 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 11, 2026, at the time indicated:

Call to Order

Chair Jake Dewey calls the meeting to order at 7:11 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	
Dworkis, Debra	X	
Hurwitz, Larry	X	
Webb, Aaron	X	

Also present is 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

None

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.

The Board received a request to continue this item to March 25, 2026. Chair Dewey moves to continue the appeal to March 25, 2026 at 7:01. Larry Hurwitz seconds.

Vote:

Aye: Jake Dewey, Herb Bodensiek, Aaron Webb, Manny Alves

Nay: None

Appeal No. 2025-038 Speedway LLC/Dunkin is continued to March 25, 2026.

7:01 PM

Appeal No. 2025-025

****READVERTISED****

Great Marsh Development LLC

Great Marsh Development LLC has applied for a Comprehensive Permit pursuant to MGL Ch. 40B Sections 20, 21, 22, and 23 and 760 CMR 56.00 et seq. The Applicant proposes to develop an affordable housing community on 6.764 acres. The Homes at Centerville Cove will consist of 20 detached, 3-bedroom, single-family dwellings. The Residences at Centerville Cove will consist of 36 rental units in one building with a mix of 2- and 3-bedroom apartments. The subject property is located at 39, 51, 61, and 75 Great Marsh Road, 195 Phinney’s Lane, and 40 Richardson Road, Centerville, MA as shown on Assessor’s Map 210 as Parcels 124, 125, 126, 134-003, 134-004, and Map 209 as Parcel 020, respectively. They are located in the Residence C (RC) and the Highway Office (HO) Zoning

Districts and the Resource Protection Overlay District (RPOD). Members assigned: Dewey, Bodensiek, Webb, Alves, Dworkis. Continued from January 14, 2026.

NOTE: *This matter was continued from October 22, 2025, after 2025-024 Egan Capital Variance request was withdrawn. Both items were related, so Comprehensive Permit 2025-025 was readvertised to give the public notice of the revised application.*

Attorney Andrew Singer is representing and is joined by the applicant and project consultants. At the January meeting, they heard initial concerns and comments from the Board and the public and since then, they have attempted to answer as many as they could. Attorney Singer walks through the memo they provided detailing new information.

Environmental/wastewater/stormwater: The development will reduce nitrogen compared to existing conditions and compared to traditional non-affordable subdivision, resulting in a net benefit to the environment in the nitrogen-sensitive area. The combined current nitrogen load from the four existing septic systems is 3.11 ppm and the proposal, which will be on sewer, will be reduced to 1.61 ppm reflecting 50% reduction in nitrogen. A nitrogen study was conducted and submitted. When the town negotiated with the applicant over the easement to locate piping for the new sewer station on his property, effluent from this proposed project was factored into calculations, so sewerage this property won't delay or block any other properties. A sewer stub was installed. The applicant will be responsible for any further costs. The applicant hopes that if they use the Commonwealth Builder program, the town's required contribution could be considered the installation the stub. Mr. Egan further explains the situation: the town asked him for favor—to put the sewer lines through his property to save money and time, because otherwise they would have had to go around it. He approved it, and requested that, in the process, the town put a larger stub in his lot. The Board requests a comment from DPW about that process. Aaron Webb thinks the nitrogen loading number is misleading as a benefit because those lots would have been seweraged anyway eventually. Attorney Singer says the point is that the proposal is not harming the environmentally sensitive area. Manny Alves requests to see the impact of the units on the nitrogen emissions. Matt Eddy will reach out to DPW for that information.

Stormwater management will be provided and reviewed by DPW and the applicant will address those comments if any. The waiver they requested is not for anything technical, it is solely to not have to go through the papering process of the permit, which is duplicative. The system will fully meet town and state requirements.

Sewer charges will be part of each residents' water bill. There will be an HOA that is responsible for any common portions of the subdivision. Manny Alves requests an update from DPW regarding what the applicant has done since the January letter.

Transportation: VHB prepared a traffic impact study, using peak hour data collected during the summer. The proposed development will result in 344 new vehicle trips per day. 28 new trips for peak weekday mornings and 33 new trips for peak weekday evenings. At peak hours, the change in impact is less than one new car per minute on Great Marsh Rd. The study concludes only minor changes from this project. The applicant reviewed a possible four-way stop or shifting the new roadway to offset Juniper Road, but neither is warranted or desirable according to traffic engineering. The applicant agreed to install a sidewalk connecting to the existing one along Route 28. The proposed subdivision will not result in any through traffic to adjacent subdivisions. There will be speed signs of 20 mph internally. Regarding interior sidewalks, they are not generally required in subdivisions that are low speed, and one was not proposed here. School buses will stop as they do at present, but the applicant is willing to install a bus shelter.

Larry Hurwitz asks if the applicant would consider sidewalks within the development. Attorney Singer says they can look into it, however the 40B law states that reviews are required to be held to same standard as non-40B, and sidewalks are not typically required. The group discusses the traffic data. Chair Dewey asks why the traffic study was done in the summer, and offers concern about an adjustment for school traffic. Randy Hart says there is a requirement to collect data during peak summer conditions. The Chairman says the traffic pattern changes. The Board would like to see a study done for school times. Randy Hart says the Commission offers month-by-month data, so he can present that at the next meeting. Chair Dewey asks if Richardson Road was considered for in/out. Attorney Singer says it was looked into and was not practical because legally, that driveway is shared. Chair Dewey asks if they considered making the Juniper entrance a four-way stop. Mr. Hart says they considered it, but four-way stops are undesirable unless the volumes are even, which they are not here. The Chairman has concerns of speeding on Great Marsh. Mr. Hart will discuss with the client for the next meeting. Aaron Webb would like to hear from COMM about emergency access. Attorney Singer says a turning template plan exists. Manny Alves would like DPW to comment on the traffic report.

Site design: Attorney Singer says they are meeting a housing need in town. Each house lot will have a private 2-car driveway. These are preliminary plans. Permits will have to be pulled for each house that goes up. They are proposing 9x19 for the apartment building lot. For height, they are asking for a waiver for 6-inches. The apartment building is 390 ft. from Great Marsh Road, 300 ft. from Phinneys Lane, 260 ft. from Route 28, so not much of the building will be visible despite the height.

There will be bicycle racks. There will not be exterior storage. Solar is not an option for the apartment building because of mechanical equipment on the roof. The homes will be solar ready. There will be a 10-foot landscape buffer along Great Marsh Road, which will maintain the existing buffer and add landscaping. A playground is being proposed near the apartment building, which will be available to all homes. No fence is proposed. There will be dark sky compliant lighting. The Board would like to see renderings. Attorney Singer says it's difficult to do in this instance. The group discusses that each single-family lot will be different based on which home style the buyer selects, and how they choose to landscape and design the site.

Larry Hurwitz asks if they are clearcutting. Mr. Egan says they are adhering to lighting standards and will do their best to phase tree clearing. They are only clearing what they need in the moment, but it's a dense site. There are 10-foot setback requirements, but the Board could consider making a buffer a condition. The Board would like to see a preliminary landscape plan or rendering of the site. Attorney Singer says they aren't designing landscaping for the single-family homes—there will be HOA rules, but they could attempt to illustrate a representative lot. Mr. Egan says it could be added to the conditions that they must have an HOA plan. The group discusses whether the parking is sufficient for the houses. Attorney Singer says they are not looking for a waiver for parking. The group discusses whether this project has shown evidence that it supports a local need. Aaron Webb asks if the applicant could potentially get rid of the apartment building and its parking lot and instead break that up into more single-family lots, even if it means shrinking all the lots. Mr. Egan says they did look at that, but the economics are not feasible.

The Board would like a comment from the Cape Cod Commission. Jim Kupfer, Director of Planning & Development, says staff discussed the project with the Commission when the application came in—the Commission doesn't have jurisdiction, but he will request a response. Mr. Kupfer agrees with the Board that there is a severe lack of detail provided to this Board. The applicant is allowed to submit a preliminary application, but this should continue growing and evolving. He thinks there could be a condition for driveway length requirement or location on the lot. He urges the Board to evaluate as they are. Manny Alves would like to hear from subject matter experts from the town. Attorney Singer will follow up. The group discusses the Board's jurisdiction to deny, which is only if there's a public safety issue that can be cited. The Board thinks an understaffed Fire Dept. could be considered for public safety concern. Kurt Raber, Architect, says electricity is the sole source of power. Manny Alves asks for the applicant to address the letter from COMM Chief—he is concerned that given the staffing condition of the Fire Dept., it presents a public safety concern.

Chair Dewey opens public comment. Eric Schwaab asks if the 60-day clock has started. Jim Kupfer explains to the Board that if the Board doesn't have sufficient information, they and the applicant can agree to mutually continue to another date. Attorney Singer says it's 180 days. If there can be no mutual agreement, the Board must render a decision at that time. Mr. Schwaab doesn't think the Board should extend the date. He has concerns over wastewater and sewerage; traffic; regional impact; police, fire, and water impacts; and parking. He requests the Board ask for a peer review of the traffic study, ask for sidewalks, involve the School Committee, and ask for an economic analysis of benefits.

Tara Lewis of 77 Brezner Lane has concerns over density and traffic safety, and requests other intersection options be considered other than Juniper.

Norma Weinberg of 82 Hayes Road has concerns over density, traffic safety, emergency vehicles, aquifer contamination, and losing the scenic nature of Great Marsh Road and the character of the neighborhood.

Jeff Temple of 67 Brezner Lane redlined a response to the memo and submits it to the Board. He has concerns over the waiver of the papering process; the traffic study; traffic safety; density; parking; and landscaping. He requests an enhanced comprehensive traffic study with a scope for local impacts, and to relocate the project entrance on Great Marsh Rd.

Heather Swensen of 110 Nye's Neck Road East has concerns over character, environmental impacts, density, sewer connection fee, traffic safety, and pedestrian safety.

Hillary Temple speaks with concerns over traffic safety, pedestrian safety, community character, environment, and density.

Ken Barron of Nottingham Drive speaks with concerns over this being not actually affordable.

Linda Lauzon of Marstons Mills works at Harbor Point, the abutting memory care facilities and has concerns over traffic safety, pedestrian safety, insufficient parking, and the playground not being fenced.

Nancy Battinelli of 117 Point of Pines has concerns over traffic safety, density, pricing, and emergency services access.

John Julius speaks with concerns over the CLF lawsuit, the environmental impact, sewer treatment plant safety and efficiency, and pollution.

Councilor Betty Ludtke of Hyannis wants to make sure the plan is conforming to stretch code. She's against requiring the homes be under an HOA. She has concerns over road quality standards, traffic, and schools. She requests more study on transportation aspect.

Larry Morin of Cotuit speaks with concerns over pedestrian safety and whether there is housing demand.

Chair Dewey reads through the letters received since the last meeting. Public comment from A. Castrenze, H. Gray, S. Mazzola, J. Slater, and T. Lapolla in opposition. Public comment from S. Jones, J. Badot, and L. Morin with concerns. Public comment from Housing Assistance Corporation in support.

Chair Dewey asks whether Ms. Temple is speaking on behalf of the Wequaquet Estate Beach Association. Ms. Temple confirms.

Mr. Egan requests to continue to April 8. Chair Dewey moves to continue to April 8. Aaron Webb seconds.

Vote:

Aye: Jake Dewey, Herb Bodensiek, Aaron Webb, Manny Alves, Debra Dworkis

Nay: None

Appeal No. 2025-025 Great Marsh Development LLC is continued to April 8, 2026.

New Business

7:02 PM

Appeal No. 2026-001

Littleton

Robert F. Littleton has applied for a Special Permit pursuant to Section 240-131.4 D. (2) Expansion of Encroachment into Sideline Setback. The Applicant seeks to construct a second-floor game room over an existing first-floor family room and a ground-level garage. The Applicant also seeks to construct an adjacent bathroom off the game room. The existing structure is 3.5 feet from the side yard setback where 10 feet is required. The existing gross floor area is 6,407 sq. ft. and the proposed gross floor area is 6,729 sq. ft. The subject property is located at 23 Hayward Road, Centerville, MA as shown on Assessor's Map 186 as Parcel 057. It is located in the Craigville Beach District (CBD) and the Centerville River North Bank (CRNB) Neighborhood Overlay Zoning District.

Chair Dewey assigns himself, Herb Bodensiek, Manny Alves, Aaron Webb, and Larry Hurwitz.

Attorney Mark Boudreau is representing and is joined by the applicant. He explains that the applicant's property has no visibility from any public spaces. He has owned it since 2011, and is now trying to add a second floor to his home with a game room and bathroom to host his 5 grandchildren under the age of 9. It is in the DCPC. The proposal complies with everything except the existing setback encroachment. The proposal is not blocking any views. The only neighbor is in favor.

Back to the Board for questions. Aaron Webb asks if the DCPC limits what the Board can do. Chair Dewey thinks the applicant can't increase gross floor area. Attorney Boudreau says that's only for demos—they are not demolishing and are not in a V zone.

Chair Dewey opens for public comment. There is none. Chair Dewey moves to close public comment. Aaron Webb seconds.

Vote:

Aye: Jake Dewey, Herb Bodensiek, Manny Alves, Aaron Webb, Larry Hurwitz

Nay: None

The Chairman moves to close the public hearing. Aaron Webb seconds.

Vote:

Aye: Jake Dewey, Herb Bodensiek, Manny Alves, Aaron Webb, Larry Hurwitz

Nay: None

Manny Alves asks what the undue hardship is. Attorney Boudreau says it's about the applicant's ability to use his home to its full extent. With 5 grandchildren under 9, he needs the space.

Aaron Webb makes findings:

For all Special Permits, the Board is required to make general findings pursuant to **§ 240-125(C)**. The Board should review the evidence presented by the Applicant, staff, and members of the public and, after weighing such evidence, is encouraged to articulate if and how the evidence contributes to each of the required findings.

- 1. The application falls within a category specifically excepted in the ordinance for a grant of a special permit: Section 240-125 allows for 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 no public comment in opposition and the only neighbor is in support.
- 3. The single-family nature of the property and of the accessory nature of the detached structure are preserved.** He finds no issues.

Under DCPC, Section 240-131.4 D.(2) By Special Permit

(a) The alteration or expansion of an existing conforming or nonconforming lawfully established building or structure in lawful existence at the time of adoption of §§ **240-131** through **240-131.8** that does not qualify under the as-of-right provisions above shall be permitted only by a special permit from the SPGA. In granting such special permit, the SPGA shall find that the proposed alterations and/or expansions:

- [1]** Are not substantially more detrimental to the environment, community and/or historic character of the neighborhood than the existing building or structure.
- [2]** Comply with § **240-131.1**, Purposes and intent, and with the performance standards and design guidelines for the neighborhood overlay area in which the development is located, in accordance with § **240-131.7**, Neighborhood District Overlay regulations, with the exception of the dimensional requirements of § **240-131.7D(1)**.
- [3]** Do not entail an increase in gross floor area or footprint for voluntary demolition of a single-family residence.
- [4]** Do not exceed 25% of the gross floor area of structures in existence as of July 1, 1989, or do not exceed 10% of the gross floor area of structures in existence as of November 6, 2009.
- [5]** Do not increase lot coverage over what is allowed under § **240-131.6**, Coverage limitations, or by more than 10% over what was existing on November 6, 2009, whichever is greater.
- [6]** Do not increase flood hazards in the neighborhood.
- [7]** Maintain or enhance views to Nantucket Sound and/or the Centerville River where applicable in accordance with § **240-131.5**, Note 4.
- [8]** In V Zones, do not increase south-facing building surfaces so as to limit the adverse effect of increasing elevation or velocity of floodwaters due to a change in flowage characteristics on the subject site, adjacent properties, or any public or private way.

E. Special permit for dimensional relief. The SPGA may provide relief from minimum yard setbacks when such relief ensures that the proposed development:

- (1)** Is consistent with § **240-131.1**, Purposes and intent;
- (2)** Is consistent with the performance standards for the neighborhood district where the development is located in accordance with § **240-131.7**, Neighborhood Overlay regulations; and
- (3)** The applicant demonstrates undue hardship without desired relief.

G. Centerville River North Bank Neighborhood.

(1) Permitted principal uses. The following principal uses are permitted in the Centerville River North Bank Neighborhood Overlay area subject to the performance standards listed below:

- (a)** Single-family residence.
- (2)** Permitted accessory uses. Customary and incidental uses and structures are permitted in the Centerville River North Neighborhood Overlay area subject to the use limitations and performance standards listed in § **240-131.7D**.
- (3)** Neighborhood performance standards. All development and redevelopment shall meet the following standards:
 - (a)** Tree removal or vista pruning shall not interrupt the treeline as viewed from the south looking northward to the treeline.
 - (b)** No development or redevelopment shall be permitted within V Zones, except that existing structures may be changed or altered, provided that there is no increase in gross floor area, footprint, or intensity of use (including but not limited to increases in wastewater flow and impervious area) within the V Zone.
 - (c)** Any activity or development in a V Zone that creates an adverse effect by increasing elevation or velocity of floodwaters due to a change in drainage or flowage characteristics on the subject site, adjacent properties or any public or private way is prohibited. A proposed activity shall not result in flood damage due to filling which causes lateral displacement of floodwaters that, in the judgment of the SPGA, would otherwise be confined to said area.

The burden of proof for this standard rests with the applicant and shall require certification by a professional engineer.

(d) Open foundations shall be designed to accommodate only the height required to elevate the lowest structural member two feet above the BFE in V Zones and one foot above BFE in A Zones. For all new construction and substantial improvements within the V Zones, the space below the lowest floor must either be free of obstruction or constructed with nonsupporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.

Herb Bodensiek seconds.

Vote:

Aye: Jake Dewey, Herb Bodensiek, Manny Alves, Aaron Webb, Larry Hurwitz

Nay: None

Chair Dewey asks the Board if they should condition this that they can't add an ADU without coming back to the Board. The group discusses whether that is a fair request. They are already restricted by the number of bedrooms. Aaron Webb makes a motion to grant with conditions 1-5 from the Staff Report dated January 30, 2026, except to change the date of no. 2 to December 20, 2025, and to add "Further expansion of the dwelling or construction of additional accessory structures is prohibited without prior approval from the Board," to no. 3. Herb Bodensiek seconds.

Vote:

Aye: Jake Dewey, Herb Bodensiek, Manny Alves, Aaron Webb, Larry Hurwitz

Nay: None

Special Permit No. 2026-001 Littleton is granted with conditions.

7:03 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.

Attorney Patrick Nickerson is representing the applicant. He explains the building has been gutted to studs. The applicant is seeking to convert one nonconforming storage bay in the basement to a 2-bedroom unit. One of the 1-BR units will be removed from the first floor. There is no increase in gross floor area, and no expansion. He thinks the prior findings could be made again today. In 2004/2005, changes to the Downtown Main Street Zoning Districts rendered the uses nonconforming. In the application from two years ago, the focus was on the office uses. This project was approved by Site Plan Review. There is no added parking proposed, no change in the number of units, no more traffic generated, no increase in onsite or offsite dust, noise, or odor, and a reduction in business with the removal, no increase in hours of operations or tenants or employees, and it does not expand gross floor area (basements are included).

Back to the Board for questions. Herb Bodensiek asks what the storage space is being used for now. The applicant says it's empty—the building is empty now because they're in the process of construction. Previously, both storage units were rented by the same person. Manny Alves clarifies that the old permit approved 6 bedrooms, and this is requesting 7. The group discusses whether storage is a more intense use than an added bedroom. They discuss whether the prior office use is considered an abandoned use. They discuss whether the increase in bedrooms is fair. The applicant, Carlos Barbosa, says nothing has been in the building since he purchased in 2024. The group discusses what the issue was that led to asking for this unit change. There was a building code issue with the layout.

Chair Dewey opens for public comment. Liz Dery of 14 Potter Ave speaks in opposition. She says two years ago during that appeal, the neighborhood got together and wrote what they were opposed to. This is zoned single family and historic. She doesn't think there is adequate parking for this, and thinks it should be single-family homes and that it will be intensifying the use.

The Board expresses confusion, and there is concern that it is too late at night to adequately discuss this thoroughly. Aaron Webb moves to continue to February 25, 2026. Herb Bodensiek seconds.

Vote:

Aye: Jake Dewey, Herb Bodensiek, Aaron Webb, Manny Alves, Debra Dworkis, Larry Hurwitz

Nay: None

Appeal No. 2026-002 Copacabana Realty Investment Inc. is continued to February 25, 2026.

7:04 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.

Chair Dewey continues to February 25, 2026 at 7:01. Aaron Webb seconds.

Vote:

Aye: Jake Dewey, Herb Bodensiek, Aaron Webb, Manny Alves, Debra Dworkis, Larry Hurwitz

Nay: None

Appeal No. 2026-003 Copacabana Realty Investment Inc. is continued to February 25, 2026.

Correspondence

- Wychmere Hotel Redevelopment Meeting Agenda 2/2/26 @ 10:00 a.m.
- Wychmere Hotel Redevelopment Continued Hearing Notice, 2/5/26 @ 3:00 p.m.
- Cape Cod Commission Meeting Agenda, 2/5/26 @ 3:00 p.m. – Hybrid format
- 26 Shank Painter, Continued Hearing, 2/12/26 @ 3:00 p.m. Virtual
- Provincetown Pier Hotel Continued Hearing, on Thursday, February 26, 2026 at 1:00 p.m.

Matters Not Reasonably Anticipated by the Chair

Chair Dewey tells the Board that member Natalie Pittenger has stepped down.

Upcoming Hearings

February 25, 2026 (remote), March 11, 2026 (in person), March 25, 2026 (remote)

Adjournment

Chair Dewey moves to adjourn. Aaron Webb seconds. All in favor.

Vote:

Aye: Jake Dewey, Herb Bodensiek, Aaron Webb, Manny Alves, Debra Dworkis, Larry Hurwitz

Nay: None

Documents Used at this Meeting

- Request from Attorney Patrick Nickerson to continue Appeal No. 2025-038 Speedway LLC/Dunkin to March 25, 2026
- Appeal No. 2025-025 Great Marsh Development LLC application materials
- Appeal No. 2026-001 Littleton application materials
- Staff Report dated January 30, 2026 for 2026-001
- Appeal No. 2026-002 Copacabana Realty Investment Inc. application materials
- Appeal No. 2026-003 Copacabana Realty Investment Inc. application materials

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