

Town of Barnstable

Town Clerk Time Stamp Date:

48 Hour Notice of Meetings of Town Departments and all Town Boards
As required by Chapter 28 of the Acts of 2009 which amends MGL
Chapter 30A

2026 MAR 18 AM 9:28
BARNSTABLE TOWN CLERK

Zoning Board of Appeals

Name of Public Body: Committee, Board, or Commission

Wednesday, March 25, 2026

7:00 PM

Date of Meeting: Time:

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 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 8 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/89118776694	US Toll-free: 888 475 4499
Meeting ID: 891 1877 6694	Meeting ID: 891 1877 6694

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@town.barnstable.ma.us 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@town.barnstable.ma.us.

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

January 28, 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. A request to continue to April 22, 2026 has been received.

7:01 PM

Appeal No. 2026-002

****READVERTISED****

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.

7:02 PM

Appeal No. 2026-003

****READVERTISED****

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.

New Business

7:03 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. Continued from March 11, 2026.

7:04 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). Continued from March 11, 2026.

Correspondence

- 3/16/26 Great Neck Rd N WCT Subcommittee Agenda
- 3/19/26 Great Neck Rd N WCT Continued Hearing Notice
- 3/31/26 Provincetown Pier Hotel Subcommittee Agenda
- 4/16/26 Provincetown Pier Hotel Continued Hearing Notice
- 3/19/26 Cape Cod Commission Meeting Agenda
- REVISED Cape Cod Commission agenda for Thursday, March 19, 2026 at 3:00 p.m.

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

April 8, 2026 (in person), April 22, 2026 (remote), May 13, 2026 (in person)

Adjournment