# Town of Barnstable

Town Clerk Time Stamp Date:

48 Hour Notice of Meetings of Town Departments and all Town Boards
As required by Chaper28 of the Acts of 2009 which amends MGL Chapter 30A

BARNSTABLE TOWN CLERK
2026 APR 1 PM3:38

## Zoning Board of Appeals

Name of Public Body: Committee, Board, or Commission

**Wednesday, April 08, 2026** **7:00 PM**

Date of Meeting: Time:

**James H. Crocker Jr. Hearing Room, 2nd Floor, Town Hall**

**367 Main Street, Hyannis**

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:
http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1

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 8, 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**
January 28, 2026; February 11, 2026

**Old Business**

**7:00 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 and February 11, 2026. ***REVISED PLANS SUBMITTED APRIL 1, 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.*

**New Business**

**Correspondence**

- Cape Cod Commission Executive Committee Agenda for Thursday, April 2, 2026 at 2:00 p.m.
- DRI Exemption Decision – Riverview School Hyannis

**Matters Not Reasonably Anticipated by the Chair**

**Upcoming Hearings**
April 22, 2026 (remote), May 13, 2026 (in person), May 27, 2026 (remote)

**Adjournment**