



**Town of Barnstable
Zoning Board of Appeals
Agenda
July 27, 2011**

The following hearing will be held at Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor.

Meeting notice previously filed with Town Clerk

Introduction of Board Members

**7:00 PM Appeal No. 2009-025 – Continued EAC Disposal, Inc.
Modification of Variance No. 1996-14**

Opened April 1, 2009, continued, May 20, 2009, August 5, 2009, September 23, 2009, November 4, 2009 December 9, 2009, February 10, 2010, moved to February 24, 2010, April 14, 2010, May 26, 2010, July 14, 2010, August 11, 2010, September 15, 2010, October 27, 2010, December 1, 2010, February 2, 2011., March 9, 2011, April 13, 2011, May 11, 2011, June 8, 2011, June 22, 2011 and July 27, 2011..

Board Members Assigned: William H. Newton, George T. Zevitas, Brian Florence, Alex M. Rodolakis, Laura F. Shufelt
Extension granted June 8, 2011 to extend 60 days Decision Due: August 20, 2011

EAC Disposal, Inc., d/b/a Cape Resources Company has applied for a Modification of Variance No. 1996-14. The modification is sought to allow for revisions to the site that include a new wood processor and staging area, alteration to interior site circulation, and additions and alterations to screening berms and landscape. The property is addressed 280 Old Falmouth Road, Marstons Mills, MA as shown on Assessor's Map 100 as parcel 008. The lot is in a Residence F Zoning District

**7:05 PM Appeal No. 2011-025 – Continued Ray D. Leoni Nominee Trust – Ray D. Leoni
Trustee
Enforcement Action**

Ray D. Leoni, Trustee of the Ray D. Leoni Nominee Trust has appealed the Building Commissioner's decision to deny the issuance of a building permit for the alteration of an existing pier in accordance with Section 240-131.4(D)(1) *Craigville Beach District Use Regulations - Change, Expansion or Alteration of Uses and Structures As of Right*. The appellant sought to alter an existing pier as-of-right on an accessory lot located opposite and across the road from the principal lot on which the single-family dwelling is located. The principal lot is addressed 22 Coddington Road, Centerville, MA as shown on Assessor's Map 186 as Parcel 052 and the accessory lot is addressed 47 Ladd Road, Centerville MA as shown on Assessor's Map 206 as Parcel 059-001. They are in the Craigville Beach (CRD) zoning district and the Centerville River North Bank Neighborhood overlay district.

Opened June 22, 2011. No members assigned. No testimony taken. Agreement to extend time limits signed. New Decision Due Date = October 03, 2011.

**7:05 PM Appeal No. 2011-026 – Continued Ray D. Leoni Nominee Trust – Ray D. Leoni
Trustee
Special Permit – Craigville Beach District Use Regulations**

Ray D. Leoni, Trustee of the Ray D. Leoni Nominee Trust has petitioned for a Special Permit pursuant to Section 240-131.4(D)(2) *Craigville Beach District Use Regulations - Change, Expansion or Alteration of Uses and Structures by Special Permit* or, in the alternative, a Special Permit pursuant to Section 240-44(A) *Accessory Uses*



Permitted with Special Permits. The petitioner is seeking to alter an existing pier on an accessory lot located opposite and across the road from the principal lot on which the single-family dwelling is located. The principal lot is addressed 22 Coddington Road, Centerville, MA as shown on Assessor's Map 186 as Parcel 052 and the accessory lot is addressed 47 Ladd Road, Centerville MA as shown on Assessor's Map 206 as Parcel 059-001. They are in the Craigville Beach (CRD) zoning district and the Centerville River North Bank Neighborhood overlay district.

Opened June 22, 2011. No members assigned. No testimony taken. Agreement to extend time limits signed. New Decision Due Date = November 19, 2011.

7:05 PM Appeal No. 2011-027 – Continued Ray D. Leoni Nominee Trust – Ray D. Leoni Trustee Variance – Subordinate Nature of Accessory Uses

Ray D. Leoni, Trustee of the Ray D. Leoni Nominee Trust has applied for a variance to Section 240-43 *Incidental and Subordinate Nature of Accessory Uses*. The applicant is seeking to alter an existing pier on an accessory lot located opposite and across the road from the principal lot on which the single-family dwelling is located. The principal lot is addressed 22 Coddington Road, Centerville, MA as shown on Assessor's Map 186 as Parcel 052 and the accessory lot is addressed 47 Ladd Road, Centerville MA as shown on Assessor's Map 206 as Parcel 059-001. They are in the Craigville Beach (CRD) zoning district and the Centerville River North Bank overlay district.

Opened June 22, 2011. No members assigned. No testimony taken. Agreement to extend time limits signed. New Decision Due Date = October 03, 2011.

Open Chair's Discussion

Upcoming Meetings:

August	10 & 24
September	14 & 28
October	12 & 26
November	9
December	14

