



Town of Barnstable
Zoning Board of Appeals
Agenda
April 13, 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

Approval of minutes from February 16, 2011

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 and February 2, 2011..

Continued for an update on Consulting Services.

Board Members Assigned: William H. Newton, George T. Zevitas, Brian Florence, Alex M. Rodolakis, Laura F. Shufelt

Decision Due: June 18, 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. 2011-004 - Continued Botsini-Prime, LLC

Board Members assigned: William Newton, Michael Hersey, Craig Larson, George Zevitas, Laura Shufelt
Present: Alex Rodolakis (recused), Scott Harvey, Brian Florence

Botsini-Prime, LLC., has appealed the December 30, 2010 decision of the Building Commissioner. Botsini-Prime, LLC., in a letter to the Building Commissioner received December 17, 2010, had requested that the Building Commissioner revoke building permits issued to the Barnstable Municipal Airport Commission authorizing construction to begin on the Airport Expansion Project and refusing to enforce the Cape Cod Commission's Enabling Regulations and issuing permits in violation thereof. The property is located at 480 Barnstable Road, Hyannis, MA as shown on Assessor's Map 329 as parcel 003. It is in the Industrial (IND), Business (B), Highway Business (HB), and Hyannis Gateway (HG), zoning districts.

7:15 PM Appeal No. 2011-007 - New Stuborn Limited Partnership,
Stuart Bornstein - General Partner
Special Permit – Expansion of Pre-existing,
Nonconforming Use

Stuborn Limited Partnership, Stuart Bornstein – General Partner, has petitioned for a Special Permit in accordance with §240-94B Expansion of a Pre-existing Nonconforming Use. The petitioner is proposing to demolish and

remove the majority of the existing structure and construct a new, six bedroom single-family residence with an attached garage and attached guest house on the property. The petitioner is proposing to retain approximately 1000 square feet of the structure per order of the Old King’s Highway Regional Historic District Commission. The property is addressed as 153 Freezer Road, Barnstable, MA as shown on Assessor’s Map 301 as parcel 006. It is in a Marine Business B (MB-B) zoning district.

7:20 PM **Appeal No. 2011-008 - New**

**Stuborn Limited Partnership,
Stuart Bornstein- General Partner**

Variance - §240-23 Marine Business B District – Permitted Uses.

Stuborn Limited Partnership, Stuart Bornstein – General Partner, has applied for a Variance to §240-23 Marine Business B District – Permitted Uses. The applicant is requesting a variance to allow a single-family residential use in the MB-B District. The applicant proposes to demolish and remove the majority of the existing structure and construct a new, six bedroom single-family residence with an attached garage and attached guest house on the property. The applicant is proposing to retain approximately 1000 square feet of the structure per order of the Old King’s Highway Regional Historic District Commission. The property is addressed as 153 Freezer Road, Barnstable, MA as shown on Assessor’s Map 301 as parcel 006. It is in a Marine Business B (MB-B) zoning district.

7:25 PM **Appeal No. 2011-009- New**

Kamrowski Centerville Realty Trust

Deborah S. Kamrowski, as Trustee of the Kamrowski Centerville Realty Trust, has applied for a Variance to §240-13. E Residence C District Bulk Regulations – Minimum Front Yard Setback. The Applicant is proposing to construct an 8 X 32 square foot covered porch addition to the front of the structure. The Applicant requests relief from the required 20 foot front yard setback to allow the porch addition to encroach 4 feet into the required front yard area. The property is located at 227 Horseshoe Lane, Centerville, MA as shown on Assessor’s Map 207 as parcel 080. It is in a Residence C zoning district.

Open Chair’s Discussion

Upcoming Meetings:

April	27
May	11 & 25
June	8 & 22
July	13 & 27
August	10 & 24
September	14 & 28
October	12 & 26
November	9
December	14