



Town of Barnstable
Zoning Board of Appeals
Agenda
January 9, 2013

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

Approval of Minutes from December 12, 2012

7:00 PM Appeal No. 2012-049 – Cont'd Daniel & Mindi Ruggiero

Daniel and Mindi Ruggiero have petitioned for a Special Permit pursuant to Section 240-91(H)(3) Demolition and Rebuilding on Nonconforming Lots. The Petitioners are proposing to raze an existing dwelling on a 7,500 square foot lot and rebuild a new 2,106 sq.ft dwelling in conformance with the setback requirements. The subject property is located at 93 Circuit Avenue, Hyannis, MA as shown on Assessor's Map 324 as Parcel 052. It is in the Residence B Zoning District. Opened September 26, 2012 - no members assigned. Continued to November 14, 2012 – no members assigned. Continued to January 9, 2013.

7:15 PM Appeal No. 2012-055 – Cont'd Haseotes

Kristen Williams Haseotes and George Haseotes have petitioned for a Special Permit pursuant to Section 240-131.4(D)(2) Change, Expansion or Alteration of Uses and Structures and Section 240-131.4(E) Special Permit for Dimensional Relief. The Petitioners are proposing to completely demolish the existing dwelling at 158 Long Beach Road and reconstruct a new dwelling. The new dwelling will be elevated above the floodplain. The subject property is located at 158 Long Beach Road, Centerville, MA, as shown on Assessor's Map 205 as Parcel 009. It is in the Craigville Beach District and the Long Beach/Short Beach Neighborhood Overlay District.
Opened November 14, 2012, Continued to December 12, 2012 and to January 9, 2013. No members assigned. Decision due 2/12/2013.

7:15 PM Appeal No. 2012-056 – Cont'd Haseotes

Kristen Williams Haseotes and George Haseotes have petitioned for a Special Permit pursuant to Section 240-131.4(D)(2) Change, Expansion or Alteration of Uses and Structures and Section 240-131.4(E) Special Permit for Dimensional Relief. The Petitioners are proposing to completely demolish the existing dwelling at 168 Long Beach Road and reconstruct a new dwelling. The new dwelling will be elevated above the floodplain. The subject property is located at 168 Long Beach Road, Centerville, MA, as shown on Assessor's Map 205 as Parcel 008. It is in the Craigville Beach District and the Long Beach/Short Beach Neighborhood Overlay District.
Opened November 14, 2012, Continued to December 12, 2012 and to January 9, 2013. No members assigned. Decision due 2/12/2013

7:10 PM Appeal No. 2012-060 – Cont'd MetroPCS Massachusetts LLC

MetroPCS Massachusetts LLC, as lessee, has applied for a modification of Variance No. 2002-116. The Applicant seeks to install two dish antennas approximately two feet in diameter on an existing monopole communications tower. The variance conditions prohibit 'dish type communication devices' from being installed on the tower. The subject property

is located at 215 Old Falmouth Road, Marstons Mills, MA as shown on Assessor's Map 100 as Parcel 071. It is in a Residence F Zoning District.

Continued from December 12, 2012 to January 9, 2013. No members assigned.

7:15 PM Appeal No. 2012-061 – Cont'd

Morin

Jacques N. Morin has applied for a Variance from Section 240-11.E Bulk Regulations – Minimum Lot Area, Minimum Lot Width and the Minimum 100-foot setback required from Route 28 and from Section 240-36, the two-acre minimum lot area requirement of the Resource Protection Overlay District. The applicant seeks to develop the .28 acre lot with a three-bedroom single-family dwelling set back approximately 45 feet from the front property line on Route 28. The property is addressed 1358 Falmouth Road (Route 28), Centerville, MA, and is shown on Assessor's Map 229 as Parcel 099. It is in a Residence D-1 Zoning District and the Resource Protection Overlay District.

Continued from December 12, 2012 to January 9, 2013. No members assigned.

7:20 PM Appeal No. 2012-062 – Cont'd

Gustafson

Robert K. Gustafson has petitioned to transfer and modify Special Permit 2002-132. The petitioner seeks a change in the owner/holder of Special Permit 2002-132 and seeks to modify the special permit to use the first floor of the building for professional offices and to retain the residential unit on the upper floor. The property is located at 1492 Main Street, West Barnstable, MA as shown on Assessor's Map 197 as parcel 048. It is in a Residence F Zoning District.

Continued from December 12, 2012 to January 9, 2013. No members assigned.

Open: Chair's Discussion

▪ Election of Officers

In accordance with MGL Chapter 40A Section 12, Section 240-125 of the Zoning Ordinance and the Zoning Board of Appeals, Rules and Regulations, notice is hereby given that the Zoning Board will hold its annual election from its membership for Chairman, Vice-Chairman and Clerk.

Upcoming Meetings:

January	23
February	13 & 27
March	13 & 27
April	10 & 24
May	8 & 22
June	12 & 26
July	10 & 24
August	14 & 28
September	11 & 25
October	9 & 23
November	13
December	11