



# Town of Barnstable Zoning Board of Appeals

[www.town.barnstable.ma.us/ZoningBoard](http://www.town.barnstable.ma.us/ZoningBoard)



## Agenda

**Wednesday, February 26, 2014**

2<sup>nd</sup> Floor Hearing Room – 367 Main Street, Hyannis, MA

### **Call to Order**

Introduction of Board Members

### **Notice of Recording**

Please note that this meeting is recorded and broadcast on Channel 18 in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

### **Approval of Minutes**

Minutes from January 8, 2014

### **New Business**

#### **7:00 PM      Appeal No. 2014-001 - New      Capasso**

Paul and Janet Capasso have petitioned for a Special Permit pursuant to Section §240-91(H) to demolish a one-story, 1,594 square foot, four bedroom dwelling and rebuild a two-story, 2,787 square foot, four bedroom dwelling on a lot that contains less than 10,000 square feet. The property is located at 116 Bay Shore Road, Hyannis as shown on Assessor's Map 325 as Parcel 079. It is in the Residence B Zoning District.

#### **7:02 PM      Appeal No. 2014-004 - New      Gilbert Powell, Trustee of the Seventy-Seven Trust**

Gilbert Powell, as Trustee of the Seventy-Seven Trust, has petitioned for a Special Permit pursuant to §240-94(A) Change of a nonconforming use to another nonconforming use. The petitioner seeks to change an existing use of the subject property from a contractor's yard to a cold storage use for boats. The property is located at 182 Osterville/West Barnstable Road, Osterville, MA as shown on Assessor's Map 120 as Parcel 005. It is in the Residence C Zoning District, Resource Protection Overlay District, and Wellhead Protection Overlay District.

#### **7:04 PM      Appeal No. 2014-010      Croy**

Robert and Lauren Croy have applied for a Special Permit pursuant to §240-131.4(D)(2) to renovate and expand a single-family dwelling in the Craigville Beach District. The expansions will consist of a second-floor dormer, first-floor enclosed porch, and lower level addition. The property is located at 117 Lake Elizabeth Drive, Centerville, MA as shown on Assessor's Map 226 as Parcel 053. It is in the Craigville Beach Zoning District – Craigville Beach Neighborhood.

#### **7:03 PM      Appeal No. 2014-008      Tagliente**

Teresa Tagliente, as Trustee of the Teresa Tagliente 2011-2016 Qualified Personal Residence Trust and as Trustee of the Teresa Tagliente 2011-2021 Qualified Personal Residence Trust has applied to revise or amend Variance No. 1970-63. The variance allowed for the construction of an accessory structure, now consisting of foundation walls, within the required front and side yard setback. The applicant seeks to enclose 123 sq.ft of the existing 336 sq.ft structure and replace the remaining portions with a pergola and other uncovered decorative outdoor features. The property is located at 185 Bay Shore Road, Hyannis, MA as shown on Assessor's Map 325 as Parcel 092. It is in the Residence B Zoning District.

#### **7:05 PM      Appeal No. 2014-009      Wellington**

A request to continue this application to March 26, 2014 at 7pm has been received.

Charles O. Wellington has petitioned for a Special Permit pursuant to §240-44 – Accessory Uses Permitted with Special Permit. The petitioner is seeking to construct a pier and boardwalk with stairs, ramp and float on a lot immediately opposite and across a road from the lot on which the principal use (a residential dwelling) it serves is located. The property is located at 0 Seapuit Road, Osterville, MA as shown on Assessor’s Map 095 as parcel 003. It is in the Residence F-1 Zoning District.

**Correspondence**

**Other Business**

**Habitat for Humanity of Cape Cod, Inc. – Sesame Street Community Housing 40B:** Update and approval of final construction plans.

Next Regularly Scheduled Hearings: March 12; March 26; April 9; April 23

**Adjourn**