



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Commission Members

Craig Larson – Chair Brian Florence – Vice Chair Alex Rodolakis – Clerk George Zevitas - Member David A. Hirsch – Associate Member
Herbert Bodensiek – Associate Member
James Tinsley – Town Council Liaison

Staff Support

Elizabeth Jenkins – Principal Planner - elizabeth.jenkins@town.barnstable.ma.us
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, April 23, 2014

2nd 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.

Old Business

7:03 PM Appeal No. 2014-014

Connor

Peter and Ann Connor are petitioning for a Special Permit pursuant to Section 240-25.C(1) Highway Business District – Conditional Uses for the operation of a brewery in an existing commercial structure. The petitioners are proposing to brew and bottle hand crafted beer, along with associated accessory uses including retail sales, product tasting and small events. The property is addressed 485 West Main Street, Hyannis, MA as shown on Assessor's Map 269 as parcel 223. It is in the Highway Business and Residence B Zoning Districts.

[Continued from March 26, 2014](#)

7:00 PM Appeal No. 2014-015

Whole Foods Markets Group, Inc

Whole Foods Markets Group, Inc, as lessee, is petitioning to modify Special Permit No. 2013-055 to permit the addition and operation of two mobile food venues on the site. The property is located at 990 Iyannough Road and 65 Independence Drive, Hyannis, MA as shown on Assessor's Map 295 as Parcel 015-X02 and Map 294 as Parcel 004. They are in the Highway Business, Business, and Industrial Zoning Districts.

[Continued from April 9, 2014](#)

New Business

7:00 PM Appeal No. 2014-017

Ventura

Richard and Catherine Ventura have petitioned for a Special Permit pursuant to §240-91(H) – Demolition and rebuilding on nonconforming lots. The petitioners are proposing to demolish an existing one-story single-family cottage on a lot containing less than 10,000 square feet and construct a new, larger, two-story single-family dwelling. The new dwelling will conform with current setback requirements. The property is located at 64 Commerce Road, Barnstable, MA as shown on Assessor's Map 301 as Parcel 051. It is in the Residence B Zoning District.

7:01 PM Appeal No. 2014-018

Pacheco/Lucien

Wayne J. Pacheco and Nancy J. Lucien have petitioned for a Special Permit pursuant to §240-94 – Expansion of a preexisting nonconforming use. The petitioners seek expansion of a preexisting nonconforming use as a lodging house to allow at least seven, up to eight lodgers. The premises have been used as a lodging house for six lodgers since 1985. The property is located at 791 Pitcher's Way, Hyannis, MA as shown on Assessor's Map 271 as Parcel 159. It is located in the Residence C-1 Zoning District.

Growth Management Department
Jo Anne Miller Buntich – Director
200 Main Street, Hyannis, MA 02601 367 Main Street, Hyannis, MA 02601
Phone: 508-862-47XX Fax: 508-862-47XX

7:03 PM Appeal No. 2014-019**The Cummaquid Golf Club of Yarmouth & Barnstable, Inc.**

The Cummaquid Golf Club of Yarmouth and Barnstable, Inc has petitioned for a Special Permit pursuant to §240-94 Expansion of a preexisting nonconforming use and for modification of Special Permit No. 1972-16. The Petitioner seeks to tear down the existing 11,238 square foot golf course clubhouse and rebuild a new 15,905 square foot clubhouse. The property is located at 35 Marstons Lane, Cummaquid, MA as shown on Assessor's Map 350 as Parcel 001. It is in the Residence F-1 and Residence F-2 Zoning Districts.

7:04 PM Comprehensive Permit No. 2000-085**Settler's Landing I**

Jacques N. Morin, Trustee of the Settler's Landing Realty Trust has requested a modification of Comprehensive Permit No. 2000-085 - Settler's Landing I. The permit authorizes the creation of a 20 lot subdivision for 20 single-family dwellings, five of which are to be dedicated in perpetuity as affordable units marketed to qualified low- and moderate income households. The Applicant is seeking modification of the Comprehensive Permit to allow for additional market-rate housing styles and an extension of time for completion of the subdivision.

The subject properties are located at 3, 5, 7, 17, 31, 49, 59, 71, 75, 79, 81 & 0 Settlers Lane and 310 Castlewood Circle, Hyannis, MA, as shown on Assessor's Map 273 as Parcels 122-001 to -011, -032, and 032-001.

Correspondence**Other Business**

Next Regularly Scheduled Hearings: May 14, May 28, June 11, June 25, July 9

Adjourn

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Barnstable Historical Commission office located at 200 Main Street, Hyannis, MA