



# Town of Barnstable

# Zoning Board of Appeals



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

#### Board Members:

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

#### Staff Support

Elizabeth Jenkins – Principal Planner - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Carol Puckett – Administrative Assistant - [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

## Agenda

**Wednesday, March 11, 2015**

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.

### Executive Session

The Zoning Board of Appeals may vote to go into Executive Session under G.L. c. 30A §21(a)(3), if the chair declares that an open meeting may have a detrimental effect on the litigating position of the Committee, the Zoning Board of Appeals may vote to go into executive session to discuss litigation strategy with regard to the following pending case:

- 1) AMA Nantucket, Inc., d/b/a/ Marvin Design Gallery v. Town of Barnstable Zoning Board of Appeals

If so voted, the Executive Session will be held in the Town Council Conference Room at 7:00 P.M.

### Old Business

**7:03 PM Appeal No. 2015-009**

**Laham Management & Leasing, Inc**

Laham Management & Leasing, Inc, as lessee, has applied for modify Use Variance No. 1968-06, which authorizes the northern portion of the site (Lot 8 on Plan Book 11 Page 103) to be used for automobile sales and service. The Applicant seeks to raze the existing building and construct a new building containing a private car wash and three detail bays, plus associated parking. The property is located at 49 Bearse Road, Hyannis, MA as shown on Assessor's Map 311 as Parcel 040. It is in the Residence B and Groundwater Protection Overlay Zoning Districts.

***Continued from February 11, 2015. No members assigned. Opened February 25, 2015 – Members Assigned: Alex Rodolakis, Brian Florence, George Zevitas, Matt Levesque, Craig Larson***

**7:04 PM Appeal No. 2015-010**

**Laham Management & Leasing, Inc**

Laham Management & Leasing, Inc has applied for use variance from Section 240-11 (Residence B Zoning District) to establish vehicle storage parking to be used in conjunction with the existing automobile dealership located at 25 Falmouth Road and 28 Hallett Road. The applicant is proposing to raze an existing freestanding garage and residential dwelling and redevelop the parcel for parking. The property is located at 29 Bearse Road, Hyannis, MA as shown on Assessor's Map 311 as parcel 039. It is in the Residence B and Groundwater Protection Overlay Zoning Districts.

***Continued from February 11, 2015. No members assigned. Opened February 25, 2015 – Members Assigned: Alex Rodolakis, Brian Florence, George Zevitas, Matt Levesque, Craig Larson***

**7:05 PM Appeal No. 2015-011**

**Laham Management & Leasing, Inc**

Laham Management & Leasing, Inc, as lessee, is seeking a Special Permit pursuant to Section 240-93B and 240-94B for the alteration and/or expansion of a nonconforming building and use of the premises. The applicant is proposing to raze the existing 2,816 square foot building, consisting of 3 automobile bays and offices used in conjunction with the dealership located at 25 Falmouth Road and 28 Hallett Road, and construct one new 2,450 square foot building containing a private car wash and three detail bays, plus parking. The property is located at 49 Bearse Road, Hyannis, MA as shown on Assessor's Map 311 as parcel 040. It is in the Residence B and Groundwater Protection Overlay Zoning Districts.

***Continued from February 11, 2015. Opened February 25, 2015 – Members Assigned: Alex Rodolakis, Brian Florence, George Zevitas, Matt Levesque, Craig Larson***

**New Business**

**7:00 PM Appeal No. 2015-013**

**Hutchens**

Lorene F. Hutchens & E. James Hutchens have petitioned for a Special Permit pursuant to §240-92.B to expand a preexisting nonconforming residential structure. A new proposed entry, mud, and laundry room would be added to the north side of the house; a portion of the existing deck on the south side would be enclosed; and a closet would be added to the second floor. The additions would be located within the required side yard setback. The property is located at 69 Longwood Avenue, Hyannis, MA as shown on Assessor's Map 287 as parcel 042. It is in the Residence F-1 Zoning District.

**Other Business**

Next regularly scheduled hearings are March 25, April 8, April 22, May 13

Upcoming Events:

**Inclusionary Zoning Solutions II** – Wednesday, March 18, 2015; John Carver Inn, Plymouth, MA; 8:30am – 1:00pm; more information at: [www.apa-ma.org/event/learn-apa-ma-inclusionary-zoning-solutions-2](http://www.apa-ma.org/event/learn-apa-ma-inclusionary-zoning-solutions-2)

**Citizen Planner Training Collaborative 2015 Conference** – March 21, 2015; Holy Cross College, Worcester, MA; more information at: [masscptc.org](http://masscptc.org)

**Adjourn**