

Town of Barnstable

Zoning Board of Appeals

www.town.barnstable.ma.us/ZoningBoard

Board Members:

Brian Florence – Chair Alex Rodolakis – Vice Chair George Zevitas - Clerk
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
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, February 10, 2016

Hearing Room – 2nd Floor – 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 of October 28, 2015, November 18, 2015 and December 9, 2015.

Old Business

7:00 PM Appeal No. 2016-002

E R & C Enterprises, LLC

E R & C Enterprises, LLC has applied for a Special Permit pursuant to Section 240-25(C)(1) – Conditional Uses in the Highway Business District for a retail convenience store and food establishment with drive-through. The Applicant, who currently operates a preexisting nonconforming gas station with car wash and retail, intends to remove the existing drive-through car wash, including all equipment and underground tanks, and construct a 980 square foot addition with a relocated drive-through at the rear of building. The drive-through would be converted to a takeout beverage and food lane. The retail sale of gasoline, a preexisting nonconforming use, is proposed to continue. The property is located at 577 West Main Street, Hyannis, MA as shown on Assessor's Map 269 as Parcel 003. It is located in the Highway Business (HB) Zoning District and the Wellhead and Groundwater Protection Overlay Districts.
Continued from January 13, 2016.

Members assigned: Brian Florence, Alex Rodolakis, George Zevitas, Herbert Bodensiek, Robin Young

New Business

7:00 PM Appeal No. 2016-005

Gundlach

Andrew Gundlach, as prospective owner, has applied for a transfer of Special Permit 1988-086 to continue the use of an existing family apartment in excess of 800 square feet. Pursuant to Section 240-47.1.A(1), family apartments in excess of 800 square feet require a special permit from the Zoning Board of Appeals. The property is located at 116 Deer Jump Hill Road, West Barnstable, MA as shown on Assessor's Map 132 as Parcel 040. It is in the Residence F Zoning District.

7:01 PM Appeal No. 2016-006

Haddock

Lucinda Haddock has petitioned for a variance to Section 240-14.E Bulk Regulations. The petitioner is requesting a variance to construct a carport within a required side yard setback. The property is located at 108 Buckwood Drive, Hyannis, MA as shown on Assessor's Map 272 as Parcel 082. It is located in the Residence C -1 Zoning District.

7:02 PM Appeal No. 2016-007

Walton/Weigel

Myles A. Walton & Annalisa L. Weigel have petitioned for a modification of Variance No. 1991-061 and a variance to Section 240-23.G Bulk Regulations. The petitioners are proposing to modify Use Variance No. 1991-061 to allow expansion of the residence and are seeking relief from the bulk regulations of the Marine Business-B District to allow the dwelling to have two and ½ stories, where the ordinance permits only two stories. The property is located at 139 Freezer Road, Barnstable, MA as shown on Assessor's Map 300 as Parcel 019. It is in the Marine Business B zoning district.

7:03 PM Appeal No. 2016-008

First Hyannis Realty, LLC

First Hyannis Realty, LLC has applied for Special Permits pursuant to Section 240-56 Schedule of Off-Street Parking Requirements and Section 240-57 Circumstances Warranting Reduction of Requirements. The applicants are proposing to build an approximately 19,438 square foot addition to the existing 67,179 square foot BJ's Wholesale Club. Prior to the addition, the Zoning Ordinance required 346 parking spaces and 351 parking spaces have been provided. With the addition, the Zoning Ordinance requires 444 spaces and the Applicant is proposing to keep the parking spaces provided at 351. The property is located at 420 Attucks Lane, Barnstable, MA as shown on Assessor's Map 274 as Parcel 040-001. It is located in the Business Zoning District.

Correspondence

Received 01-20-16 – Notice of License Application - Waterways License Application for 109 Eel River Road Nominee Trust to construct and maintain a pier, ramp and float and maintain an existing outhaul post at 109 Eel River Road, Osterville, MA

Matters Not Reasonably Anticipated by the Chair

Adjournment

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 Board may go into executive session. The Board 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 Zoning Board of Appeals office located at 200 Main Street, Hyannis, MA