



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

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Staff Support

Elizabeth Jenkins – Regulatory / Design Review Planner - elizabeth.jenkins@town.barnstable.ma.us
Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, October 12, 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.

Minutes

Approval of minutes from August 10, 2016, August 24, 2016

New Business

7:00 PM Appeal No. 2016-033

Drago

Mark Drago has applied for a Special Permit to demolish an existing dwelling and construct a dwelling pursuant to Section 240-91(H)(3) Developed Lot Protection. The applicant is proposing to demolish an existing 640 square foot cottage and construct a 2,712 square foot, four bedroom single-family dwelling on 9,293 square foot lot. A Special Permit is required for the demolition and rebuilding of dwellings on lots containing less than 10,000 square feet. The existing dwelling has a lot coverage of 640 square feet (6.8%) and the proposed dwelling has a lot coverage of 1,792 square feet (19.3%), where 20% is the maximum allowed. The proposed dwelling will comply with dimensional setbacks. The property is located at 90 Bay View Road, Barnstable MA as shown on Assessor's Map 319 as Parcel 031. It is located in the Residence B Zoning District.

7:01 PM Appeal No. 2016-035

Beach Club of Craigville, Inc.

Beach Club of Craigville, Inc. has applied for a Special Permit pursuant to Section 240-131. (D)(2) – Change, Expansion or Alteration of Structures by Special Permit. The applicant is proposing to reconstruct an existing deck and stairs; add handicap accessible ramps and accessible ground level boardwalk; and add a seasonal deck awning. The existing lot coverage is 17.2% and the proposed lot coverage is 18%. The existing building coverage is 18,484 square feet and the proposed building coverage is 19,779 square feet. As the existing development exceeds building and lot coverage limitations, a special permit is requested. The property is located at 27 Long Beach Road, Centerville, MA as shown on Assessor's Map 206 as Parcel 016. It is located in the Craigville Beach District-Craigville Beach Neighborhood Overlay (CBD-CB).

Correspondence

Chapter 91 Application – Anthony Tavilla, "0" Long Beach Road, Osterville, Map 185 Parcels 022-001 and 050-001 – construct and maintain a fixed pier and seasonal dock and platform, in and over flowed tidelands of Centerville River.

Chapter 91 Application – Charles and Nicole King, 273 Regency Drive, Marstons Mills, Map 064 Parcel 041 – construct and maintain a pier, ramp, float and public access steps in and over waters of Mystic Lake.

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

October 26, 2016; November 9, 2016; December 14, 2016

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