



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Brian Florence – Chair Alex Rodolakis – Vice Chair
David A. Hirsch – Regular Member Herbert Bodensiek – Regular Member Robin Young – Associate Member Matthew Levesque – Associate Member
Spencer Aaltonen – Associate Member Jacob Dewey – Associate Member
James Tinsley – Town Council Liaison

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, November 9, 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 July 27, 2016

Old Business

7:00 PM Appeal No. 2016-037

Norwood

Guy Norwood has applied for a Special Permit pursuant to § 240-131.4 D.(2) – Change, Alteration or Expansion of Conforming or Nonconforming Uses or Structures. The applicant is seeking to replace and raise the existing roof by 4 feet thereby increasing the total height of the dwelling to 19 feet 9 inches. The area of the second floor would be 487 square feet. The property is located at 54 Laurel Avenue, Centerville, MA as shown on Assessor Map 226 as Parcel 089. It is in the Craigville Beach District (CBD) and the Craigville Village (CV) Neighborhood Overlay Zoning Districts.

Members assigned: Alex Rodolakis, David Hirsch, Robin Young, Matt Levesque, Herbert Bodensiek. Public comment remains open.

New Business

7:01 PM Appeal No. 2016-038

Lynch/Mazzeo

John F. Lynch and Anthony Mazzeo are appealing the issuance of a building permit in accordance with §240-125(B)(1)(a) – Appeal of an Administrative Official and Massachusetts General Laws Chapter 40A §§8 and 15. They are appealing the issuance of Building Permit No. B-16-2350 for a 24' X 96', eight bay accessory garage at 92 Osterville/West Barnstable Road, Osterville. The proposed garage is in addition to an existing 24' X 96' eight bay accessory garage located on the property. The appellants contend that the issuance of the second building permit is not in accordance with §240-13 – Allowed Uses in the RC Zoning District or §240-43 – Incidental and subordinate nature of accessory uses. The property that is the subject of the appeal is located at 92 Osterville/West Barnstable Road, Osterville, MA as shown on Assessor's Map 120 as Parcel 044. It is located in the Residence C (RC) Zoning District.

7:02 PM Appeal No. 2016-039

Chase-Jones

Kathleen Chase-Jones has applied for a Special Permit in accordance with §240-46(C) – Home Occupation by Special Permit. The applicant seeks a Special Permit to operate a pottery studio from the premises as a home occupation. The property is located at 1540 Main Street/Route 6A, West Barnstable, MA as shown on Assessor's Map 197 as Parcel 015. It is located in the Residence F (RF) Zoning District. *Applicant has requested a continuance to December 14th, 2016.*

7:03 PM Appeal No. 2016-040

Perriello/Garriga

Robert Perriello and Margarita Garriga have applied for a Special Permit in accordance with §240-92(B) – Nonconforming Buildings or Structures and Massachusetts General Law Chapter 40A §6. The applicants are proposing to renovate and alter/expand an existing single-family dwelling by constructing a new covered front entrance which will intensify the existing nonconforming front yard setback. The existing front yard setback is 17.5 feet and the proposed front yard setback is 15 feet from the proposed front landing and approximately 14.7 feet from the proposed roof overhang. The applicants are also proposing a porch with roof deck, a living room expansion, a proposed deck, and reconstruction of an existing deck. The property is located at 166 Bay Shore Road, Hyannis, MA as shown on Assessor’s Map 325 as Parcel 083. It is located in the Residence B (RB) Zoning District.

7:04 PM Appeal No. 2016-041

Bassil Brother United Trust

Elie Bassil, as Trustee of the Bassil Brothers United Trust has applied for a modification of Conditional Use Special Permit No. 2015-021, which permitted a retail convenience store. In this application, and in accordance with §240-25(C)(1) – Conditional Uses in the Highway Business District, the applicant is proposing to add the retail sale of beer and wine to the retail convenience store use. The property is located at 199 Falmouth Road, Hyannis, MA as shown on Assessor’s Map 311 as Parcel 079. It is located in the Highway Business (HB) Zoning District.

Correspondence

Hearing Notice from Cape Cod Commission for a hearing on November 10, 2016 regarding Old Falmouth Road Solar #LR16020. The commission received a Development of Regional Impact (DRI) scoping application. The Commission will consider and potentially vote on a draft written DRI Scoping decision for the project which, if adopted, would allow the applicant to proceed with local permitting for the project subject to that decision without the requirement for any further DRI review.

Chapter 91 Application – Christopher M. and Glenna K. Outwin, 19 Ladd Road, Centerville, Map 186 Parcel 053 – Permit and maintain proposed ramp and float extensions in and over flowed tidelands of the Centerville River.

Upcoming Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

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