



# Town of Barnstable

# Zoning Board of Appeals



[www.town.barnstable.ma.us/ZoningBoard](http://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 – Interim Director - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
Carol Puckett – Administrative Assistant – [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

## Agenda

### Wednesday, March 8, 2017

Hearing Room – 2<sup>nd</sup> 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.

#### New Business

##### 7:00 PM Appeal No. 2017-011

##### DS Realty, Inc.

DS Realty, Inc d/b/a Domino's Pizza has petitioned for a variance from Section 240-35(F)(3) Groundwater Protection (GP) Overlay District Regulations – Lot Coverage. The petitioners are proposing to redevelop the lot, a portion of which is within the GP Overlay District. Lot coverage (impervious surface) on this portion of the lot is limited to 50% (3,182 sq.ft) and the proposed lot coverage on this portion of the lot is 66% (4,201 sq.ft). The property is addressed as 237 & 243 Falmouth Road/Route 28, Hyannis, MA as shown on Assessor's Map 292 as Parcels 164 & 165. It is located in the Highway Business and Groundwater Protection (GP) Overlay Zoning Districts.

##### 7:00 PM Appeal No. 2017-012

##### DS Realty, Inc.

DS Realty, Inc d/b/a Domino's Pizza has applied for a Conditional Use Special Permit pursuant to Section 240-25(C). The applicant is proposing to demolish two existing buildings and construct a new building on the same footprint as the building on 243 Falmouth Road. The building will contain a restaurant on the first floor and an office and two-bedroom apartment on the second floor. The property is addressed as 237 & 243 Falmouth Road/Route 28, Hyannis, MA as shown on Assessor's Map 292 as Parcels 164 & 165. It is located in the Highway Business and Groundwater Protection (GP) Overlay Zoning Districts.

##### 7:01 PM Appeal No. 2017-013

##### Hot Water II Realty Trust

James B. Goodwin, Trustee of the Hot Water II Realty Trust has applied for a Special Permit pursuant to Section 240-94(B) Expansion of Pre-existing Nonconforming Use. The Applicant seeks to expand the automobile body and repair facility into a new, additional building. The property is located at 1364 Phinney's Lane, Hyannis, MA as shown on Assessor's Map 274 as Parcel 019. It is located in the Residence G, Residence F-1 and Business Districts and the Groundwater Protection Overlay District.

##### 7:02 PM Appeal No. 2017-014

##### Centerville Village Apartments Realty Trust

Adam J. Hostetter and Kristen Williams Haseotes, Trustees of the Centerville Village Apartments Realty Trust have applied for Special Permits pursuant to §240-93(B) Nonconforming Buildings or Structures not used as single or two-family dwellings and §240-94(B) Expansion of a Preexisting Nonconforming Use. The Applicant seeks to expand the preexisting nonconforming multi-family residential use on the property. The proposal is to relocate and preserve the existing filling station building on the property; demolish the remainder of the structures; and construct nine single-family dwellings (four two-bedroom units and five one-bedroom units). The property is located at 981 Main Street, Osterville, MA as shown on Assessor's Map 117 as Parcels 026 and 178. It is located in the Residence C and Wellhead Protection Overlay Zoning Districts.

**PLEASE NOTE: Applicant has requested a continuance to March 22, 2017**

#### Correspondence

#### Matters Not Reasonably Anticipated by the Chair

## Upcoming Meetings

March 22, 2017, April 12, 2017, April 26, 2017, May 10, 2017

## 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