



# Town of Barnstable

# Zoning Board of Appeals



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

#### Board Members:

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

#### Staff Support

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

## Agenda

### Wednesday, July 26, 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.

#### Old Business

##### 7:00 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

Time Extension signed 05-24-17. New Decision Due: 08-05-17

Continued from March 8<sup>th</sup>, March 22, 2017, April 12, 2017, May 10, 2017, May 24, 2017 - No members assigned. No testimony taken. Continued again to June 14, 2017 – Members assigned: Brian Florence, David Hirsch, Herb Bodensiek, Robin Young, Spencer Aaltonen. Continued again to July 12, 2017 – No testimony taken.

##### 7:01 PM Appeal No. 2017-038

##### Centerville Village Apartments Realty Trust

Adam J. Hostetter and Kristen Williams Haseotes, Trustees of the Centerville Village Apartments Realty Trust, have applied for a Special Permit pursuant to Section 240-94.A – Change of a Nonconforming Use to another Nonconforming Use as an alternative form of relief to that as set forth in Appeal 2017-014. The applicant is proposing to relinquish use of the property for a gasoline filling and service station, relocate and preserve the filling station structure, demolish the remaining buildings on site and construct nine (4, two-bedroom and 5, one-bedroom) single family dwellings. The property is located at 981 Main Street, Osterville, MA as shown on Assessor's Map 117 as Parcels 026 and 178. The property is located in the Residence C (RC) and Wellhead Protection (WP) Overlay Zoning Districts.

Continued from May 24, 2017 and June 14, 2017. No members assigned. No testimony taken.

#### New Business

##### 7:00 PM Appeal No. 2017-051

##### Julius, Wentzel, Dubec

John Julius, Laura Wentzel and Susan Dubec have filed a "Notice of Appeal" of a Site Plan Review Committee decision (#024-17) issued for a non-profit educational group residence operated by Homeless Not Hopeless, Inc. at 95 Chase Street, Hyannis. The subject property is located at 95 Chase Street, Hyannis, MA as shown on Assessor's Map 307 as Parcel 134. It is located in the Residence B (RB) Zoning District.

**Appellants have agreed to a continuance to August 9, 2017**

##### 7:00 PM Appeal No. 2017-052

##### Hailer

John T. Hailer is appealing the decision of an Administrative Official for the denial of a building permit to convert the existing two-car garage on the property into living area with a porch. The subject property is located at 743 Old Post Road, Cotuit, MA as shown on Assessor's Map 054 as Parcel 011-004. It is located in the Residence F (RF) Zoning District.

**By email received 07-18-17, Applicant is requesting continuance to October 11, 2017.**

## Correspondence

- Chapter 91 Waterways License/Permit for Henry Blair, 275 Millway Road, Barnstable Harbor, Barnstable, for maintenance dredging.
- Received 07-17-17 – from Cape Cod Commission, Approval of Limited Development of Regional Impact Decision for the Greenside Office Park located at 10 Attucks Lane, Hyannis, MA *(Summary: Owner & Applicant = Island Sun Nominee Trust, J. Bruce MacGregor, Trustee. “The proposed redevelopment consists of eliminating the current uses, removing development such as the existing building, fuel storage tanks and dispensers, and septic systems and constructing two professional office buildings and associated improvements on the Project Site (Collectively, the “Project”). Proposed uses (though tenants are not specifically identified at this time) will be professional office uses, including medical office uses.”*
- Received 07-17-17 – from Cape Cod Commission, Approval of Development of Regional Impact Scoping Decision for the Cape Cod Potato Chip Expansion Project *(Summary: “Project Description – The Applicant is proposing redevelopment of the existing 5.63 acre manufacturing facility site (Project Site) with the demolition of the existing 3300 SF visitor tour area and office space, reconstruction of the visitor tour area and office space with a 10,930 SF addition, and associated site improvements including improved pedestrian connections from the existing parking areas to the visitor entrance and additional/revised landscaping. (Project).”*
- Received 07-17-17 – from Cape Cod Commission, referral to the Cape Cod Commission from Town of Barnstable Building Department regarding the Cape Cod Training Center proposed at 90, 110 & 130 Merchant’s Way and 20 Business Lane, Barnstable, MA as a mandatory Development of Regional Impact *(Summary: “In accordance with the Cape Cod Commission Act, the Commission is required to open the public hearing period on the project within sixty (60) days of the receipt of the DRI referral, which date in this case is September 7, 2017.”*
- Received 07-20-17 – from Cape Cod Commission, Public Hearing Notice on the Cape Cod Training Center to be held on Thursday, August 3, 2017 at 3:00 pm in the First District Courthouse, Assembly of Delegates Chambers, 3195 Main Street, Barnstable, MA.

## Matters Not Reasonably Anticipated by the Chair

## Upcoming Meetings

## 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