



Town of Barnstable

Zoning Board of Appeals



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
Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, November 8, 2017

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

May 24, 2017

Comprehensive Permits

7:00 PM Comprehensive Permit No. 2005-013

Osterville Landing

KTW Group, LLC, seeks a Form M, Certificate of Completion pursuant to the Subdivision Rules and Regulations, Section 801-24(S), and release of all securities being held, based on a determination of the Board's Engineer that the construction of ways and installation of utilities in the subdivision have been fully and satisfactorily completed in accordance with the Subdivision Rules & Regulations and the subdivision is complete.

Old Business

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 requested a continuance from July 26, 2017 to October 11, 2017. No members assigned, no testimony taken. Continued from 10-11-17 – Members assigned: Alex Rodolakis, David Hirsch, Herbert Bodensiek, Robin Young, Jake Dewey

7:01 PM Appeal No. 2017-055

Ciluzzi

John E. Ciluzzi, as prospective owner, is appealing the decision of the Building Commissioner to deny a building permit (B-17-1393) for the construction of a single-family home on a nonconforming lot. The property is located at 149 Beech Leaf Island, Centerville, MA as shown on Assessor's Map 187 as parcel 063-005. It is located in the Residence D-1 (RD-1) and Resource Protection Overlay Zoning Districts.

Continued from August 23, 2017 – Members assigned: David Hirsch, Robin Young, Matt Levesque, Herbert Bodensiek, Spencer Aaltonen.
Continued from October 11, 2017 – Members present who could sit: David Hirsch, Robin Young, Matt Levesque and Herbert Bodensiek.

New Business

7:02 PM Appeal No. 2017-069

Black Prince Hospitality, Inc.

Black Prince Hospitality, Inc., has applied for a Special Permit in accordance with Section 240-11.C(6) Bed and Breakfast and Section 240-94.A – Change of Nonconforming Use to Another Nonconforming Use. The applicant is proposing to change, extend and alter a pre-existing nonconforming use to allow the continued Bed and Breakfast use with a reduced number of guest rooms from six to five with existing parking. The property is located at 328 Sea Street, Hyannis, MA as shown on Assessor's Map 306 as Parcel 108. It is located in the Residence B (RB) Zoning District.

7:03 PM Appeal No. 2017-070

Packard

Daniel M. Packard has applied for a Special Permit in accordance with Section 240- 131.4D (2) and Section 240-131.4E of the Craigville Beach District use regulations. The Applicant is seeking a Special Permit under Section 240-131.4(D) is for the alteration and expansion of the dwelling in excess of the coverage limitations. The Applicant is seeking a Special Permit under Section 240-131.4 (E) for dimensional relief for an addition of a deck located within the setback. The Applicant is also elevating the dwelling out of the floodplain and constructing a garage. The property is located at 204 Long Beach Road, Centerville, MA as shown on Assessor’s Map 205 as Parcel 005. It is located in the DCPC – CBD LBSB Zoning District.

Other Business

- The Board will discuss and vote on the recommendation of the appointment of Jacob Dewey from Associate Member to Regular Member.

Correspondence

- Received 10-23-17 – DEP Wetlands and Waterways Chapter 91 Water Quality Certification Public Notice for dredging in Barnstable , in and over flowed tidelands of Windrush Cove, North Bay, Osterville.

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

December 13, 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