



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 Jacob Dewey – Associate Member
James Tinsley – Town Council Liaison

Staff Support

Elizabeth Jenkins –Director - elizabeth.jenkins@town.barnstable.ma.us
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Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, January 10, 2018

Selectman's Conference 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.

Executive Session

The Zoning Board of Appeals may vote to go into Executive Session under G.L. c. 30A §21(a)(3) if the chair declares that an open meeting may have a detrimental effect on the litigating position of the Zoning Board of Appeals and to go into executive session in order to discuss litigation strategy with regard to the following pending case:

- Cote v. Town of Barnstable Zoning Board of Appeals, et al., Barnstable Superior Court Docket No. 1672CV00570

If so voted, the Executive Session will be held in the Town Council Conference Room at 7:00 P.M after which, the Board will reconvene in open session.

Old Business

7:00 PM Appeal No. 2017-071

Beauregard

Todd and Anne Beauregard have applied for a Special Permit pursuant to Section 240-92(B) Nonconforming Buildings or Structures used as Single- and two-family residences. The applicants are proposing to construct a two-story, 1,180 square foot addition which will encroach into a front yard setback creating an intensification which requires a Special Permit. The subject property is addressed 8 East Avenue, Osterville, MA, as shown on Assessor's Map 139 as Parcel 075. It is located in the Residential F-1 Zoning District

7:01 PM Appeal No. 2017-072

Lombardo

John & Mary Lombardo have applied for a Special Permit pursuant to Sections 240-91(H)(2) - Developed Lot Protection, 240-7.H.(1) – Setback from Wetland/Great Ponds, and 240-92(B) - Nonconforming Buildings or Structures. The applicants are proposing to demolish an existing single-family dwelling and replace with a 5,445+/- gross floor area, single-family dwelling on a nonconforming lot consisting of two separate dwellings where only one dwelling is allowed under the zoning ordinance. The property is located at 81 Willow Run Drive, Centerville, MA as shown on Assessor's Map 210 as parcel 056. It is located in the Residence D-1 Zoning District.

New Business

7:00 PM Appeal No. 2018-003

Julia Hotel, LLC

Julia Hotel, LLC., has applied for a Conditional Use Special Permit pursuant to Section 240-25(c) Conditional Use in the Highway Business (HB) portion of the property and Section 240-93(B) Alteration/Expansion of Nonconforming Buildings or Structures Not Used as Single or Two-family Dwellings in the Business (B) portion. The Applicant proposes to construct a fifty (50) room, two (2) story addition to the existing Courtyard Marriott in addition to site improvements including access/egress changes, new and redesigned parking, stormwater and landscape improvements. The subject property is located at 707 Iyannough Road, (Route 132), Hyannis, MA as shown on Assessor's Map 311 as Parcel 010. It is located in the Highway Business (HB) and Business (B) Zoning Districts.

7:01 PM Appeal No. 2018-004

MacGregor, Trustee of Island Sun Nominee Trust

J. Bruce MacGregor, Trustee of the Island Sun Nominee Trust has applied for a Conditional Use Special Permit pursuant to Section 240-25(c) Conditional Use in the Highway Business (HB) zoning district, Section 240-93(B) Alteration/Expansion of Nonconforming Buildings or Structures not used as single or two-family dwellings, and Section 240-35(G)(4) Groundwater Protection Overlay Districts. The Applicant is proposing to redevelop the property by constructing two (2) office buildings consisting of approximately 20,018 square feet and 4,900 square feet, together with numerous site improvements. The proposed office uses include approximately 10,000 square feet of medical office. The subject property is located at 10 Attucks Lane, Hyannis, MA as shown on Assessor’s Map 254 as Parcel 015. It is located in the Highway Business (HB) and Well Protection Overlay Zoning Districts.

7:02 PM Appeal No. 2018-005

Evers/Lindberg

Staci A. Evers and Charles A. Lindberg have applied for a Special Permit pursuant to Section 240-92.B – Nonconforming Buildings or Structures Used as Single and Two-Family Residences. The Applicants are proposing to demolish an existing garage and breezeway and construct a new garage with living space above. The existing property is located in the flood zone and the new construction will bring it into compliance with flood zone regulations. The property is located at 191 Fifth Avenue, Hyannis, MA as shown on Assessor’s Map 245 as Parcel 106. It is located in the Residence B (RB) Zoning District.

Correspondence

Received 12-27-17 from Cape Cod Commission: Copy of the Development of Regional Impact Decision for the Cotuit Wireless Communications Monopole project for the site/location at 414 Main Street, Cotuit, MA as shown on Assessor’s Map 038 as Parcel 004, that was approved by the Cape Cod Commission on December 14, 2017.

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