



Town of Barnstable

Zoning Board of Appeals



Board Members:

Alex Rodolakis – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Jacob Dewey – Regular Member Paul Pinard – Associate Member Kyle Evancoe – Associate Member
Todd Walantis – Associate Member Mark Hansen – Associate Member
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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, August 22, 2018

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.

Old Business

New Business

7:00 PM Appeal No. 2018-041

Carbonneau

Laurie Carbonneau has applied for a Special Permit pursuant to Section 240-34.L – Floodplain District Regulations – Exception from the Requirements. The applicant is seeking relief to finish the lower level of the principal dwelling to allow for temperate controlled storage and additional living space. The property is located at 174 Bay Shore Road, Hyannis, MA as shown on Assessor's Map 325 as Parcel 084. It is located in the Residence B (RB) and the AE (11) – 100 Year Flood and VE (13) – Velocity Zone Flood Zones.

7:01 PM Appeal No. 2018- 042

Speedway

Speedway, LLC has petitioned for a variance from §240-25.E – Bulk Regulations. The petitioner is requesting relief to allow the parking to be set back a minimum of five (5) feet from Barse's Way and thirty-one (31) feet from Falmouth Road/Route 28. A Variance is also requested to allow impervious coverage of 48.0%. Site work is a result of a Massachusetts Department of Transportation project involving the relocation of curb cuts on Falmouth Road and Barse's Way. This petition was previously approved by the Zoning Board of Appeals (2016-044) but the Variance expired before the work commenced. The property is located at 317 Falmouth Road/Route 28, Hyannis, MA as shown on Assessor's Map 292 as Parcel 005. It is located in the Highway Business (HB) Zoning District.

7:02 PM Appeal No. 2018-043

Rankin

Margaret C. Rankin has applied for a Conditional Use Special Permit pursuant to §240-11.C(6)(b) - Bed & Breakfast provisions. The applicant is requesting a special permit to transfer the ownership and operation of an existing three bedroom, six guest, bed and breakfast. The property is located at 651 Main Street/Route 6A, West Barnstable, MA as shown on Assessor's Map 156 as Parcel 057. It is located in the Residence F (RF) Zoning District.

Request for Extension

7:03 PM Appeal No. 2018-044

E.R. & C Enterprises, LLC.

By a letter dated July 30, 2018, David Lawler, Esq., as representative for Al Naoum d/b/a/ West Main Gas (E.R. & C Enterprises, LLC.) has requested a one year extension of Appeal No. 2016-028, a Conditional Use Special Permit for a retail convenience store and food establishment with drive-through. The property is located at 577 West Main Street, Hyannis, MA as shown on Assessor's Map 269 as Parcel 003 000. It is located in the Highway Business (HB) and the Wellhead Protection Overlay (WP) Zoning Districts. Granting the request would extend the validity of the permit from October 11, 2018 to October 11, 2019.

Correspondence

Received August 3, 2018 from Cape Cod Commission – RE: Cape Cod Mall, Modification Type 2 to the Development of Regional Impact (DRI) Decision: TR96025.

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

September 12, 2018, September 26, 2018, October 10, 2018, October 24, 2018

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