



# 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  
James Tinsley – Town Council Liaison

## Staff Support

Elizabeth Jenkins – 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, February 13, 2019**

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 and in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

### Minutes

November 7, 2018, November 14, 2018

### Old Business

**7:01 PM**

**Appeal No. 2018-068**

**McKinley/Boris**

Michael D. McKinley and Kendra Boris have applied for a Special Permit pursuant to Section 240-91.H – Developed Lot Protection. The petitioners are proposing to demolish the existing two (2) bedroom, 870 square foot gross floor area, single family dwelling and construct a new, four (4) bedroom, 2140 square foot gross floor area, single-family dwelling on a lot less than 10,000 square feet. The property is located at 166 Seventh Avenue, Hyannis, MA as shown on Assessor's Map 245 as Parcel 071-000. It is located in the Residence B (RB) Zoning District.

Continued from December 12, 2018 to January 23, 2019. Members assigned 12-12-18: Alex Rodolakis, David Hirsch, Jake Dewey, Paul Pinard, Mark Hansen. As only 4 members were present on January 23, 2019, Representative – Steve Cook asks to continue to next hearing. Continued to February 13, 2019.

**7:02 PM**

**Appeal No. 2019-003**

**Barcroft Lloyd IV as Trustee**

Stacy Barcroft Lloyd IV as Trustee of the Descendant's Separate Trust f/b/o Stacy Barcroft Lloyd IV, has applied for a Special Permit in accordance with Section 240-44 – Accessory Use Permitted with Special Permit. The applicant is proposing to construct a garage/car barn with vehicle bays, entry foyer, bathroom, and mezzanine level on a lot immediately opposite and across a road from the lot on which the principal use it serves is located. The subject property is located at 19 Indian Trail, Lot 245 on Land Court Plan 15354-133, Osterville, MA as shown on Assessor's Map 070 as Parcel 009-003. It is located in the Residence F-1 (RF-1) Zoning District.

No members assigned, no testimony taken. As only 4 members were present on January 23, 2019, Representative – Sarah Alger, Esq. asks to continue to next hearing. Continued to February 13, 2019.

### New Business

**7:03 PM**

**Appeal No. 2019-005**

**Haseotes**

George and Polyxeni Haseotes have applied for a Special Permit in accordance with Section 240-47.1 – Family Apartments and have requested to modify Special Permit No. 1989-67, Conditions 2 and 3 that limit the structure to storage only and plumbing is prohibited. The applicants are seeking relief in order to establish an existing detached, 1 bedroom, 776 square foot family apartment. The subject property is located at 773 South Main Street, Centerville, MA as shown on Assessor's Map 185 as Parcel 013. It is located in the Craigville Beach District (CBD) and the Centerville River North Bank (CRNB) Neighborhood Overlay Zoning Districts.

**7:04 PM**

**Appeal No. 2019-006**

**Feeney**

James and Belkys Feeney have applied for a Special Permit in accordance with Section 240-47.1 – Family Apartments. The applicant is proposing to construct a 700 square foot, 1 bedroom, family apartment in a detached structure. The subject property is located at 1363 Bumps River Road, Centerville, MA as shown on Assessor's Map 188 as Parcel 068. It is located in the Residence D-1 (RD-1) Zoning District.

**7:05 PM**

**Appeal No. 2019-007**

**Hollings/Brackett**

Lawrence E. Hollings and Constance Brackett are seeking to modify Appeal No. 1997-062, Condition #7 which prohibits further subdivision of a lot, and are petitioning for a Variance to Section 240-36 – RPOD Resource Protection Overlay District in order to transfer approximately 9,500 square feet (8,400 square feet of upland) from an undersized lot of approximately 1.60 acres located at 1254 Santuit-Newtown Road to an undersized lot of approximately 1.84 acres located at 1250 Santuit-Newtown Road. The subject properties are located at 1250 and 1254 Santuit-Newton Road, Cotuit, MA as shown on Assessor’s Map 026 as Parcels 037-004 and 037-003. They are located in the Residence F (RF) Zoning District and the RPOD – Resource Protection Overlay District, which according to the regulations, requires that the minimum lot area requirement of the bulk regulations in all residential zoning district shall be 87,120 square feet or two-acres.

**7:06 PM**

**Appeal No. 2019-008**

**Vurno/Velez**

Thomas F. Vurno and Maroa C. Velez have applied for a Special Permit in accordance with Section 240-92 B. Nonconforming buildings or structures used as single- and two- family residences. The Applicants propose to construct a 2 foot by 12 foot fireplace, construct an 8 foot by 24 foot deck extension, and construct a pool all of which will be located within the 30 foot setback. The subject property is located at 58 South Bay Road, Osterville, MA as shown on Assessor’s Map 093, Parcel 042-004. It is located within the Residence F-1 (RF-1) Zoning District.

**Correspondence**

Received 01-24-19 from MMEEnvironmental, as required, regarding Chapter 91 Waterways License Application for Seasonal Freshwater Dock for property located at 379 Lakeside Drive West, Centerville

**Matters Not Reasonably Anticipated by the Chair**

**Upcoming Meetings**

February 27, 2019, March 13, 2019, and March 27, 2019

**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