



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 – Regular Member
Todd Walantis – Associate Member Mark Hansen – Associate Member Robert Twiss – 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, October 30, 2019

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 and 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. 2019-038

Shoestring Properties

Stuart Bornstein, Shoestring Properties, has appealed the Building Commissioner's determination that vehicles parked on a vacant lot at 53 South Street are not an allowed use as a matter of right. The Appellant has also requested zoning relief. The subject property is located at 53 South Street, Hyannis, MA as shown on Assessor's Map 326 as Parcel 125. It is located in the Harbor District (HD) Zoning District.

Continued from August 7, 2019 and September 11, 2019. Members assigned on 08-07-19: Alex Rodolakis, David Hirsch, Jake Dewey, Herb Bodensiek, Paul Pinard

New Business

7:00 PM

Appeal No. 2019-059

Chandler

Jeffrey P. Chandler has applied for a Special Permit pursuant to Section 240-47.1.B – Family Apartments. The Applicant is proposing to construct a three (3) bedroom dwelling with a detached garage on a lot where there presently exists a one (1) bedroom single-family dwelling with garage. The Applicant would then propose that the existing one (1) bedroom dwelling be permitted as a detached family apartment. The subject property is located at 56 Bone Hill Road, Barnstable, MA as shown on Assessor's Map 336 as Parcel 050-001. It is located in the Residence F-1 (RF-1) and Residence F-2 (RF-2) Zoning Districts.

7:01 PM

Appeal No. 2019-060

Stone

Cecilia Viera Stone has applied for a Special Permit pursuant to Section 240-91.H (3) – Developed Lot Protection – Demolition and Rebuilding on Nonconforming Lots. The Applicant is proposing to demolish an existing two-story two (2) bedroom, single-family dwelling and construct a two-story, five (5) bedroom, single-family dwelling which will not meet the required twenty (20) foot front yard setback requirement in the zoning district in which it is located. The subject property is located at 75 Harbor Bluffs Road, Hyannis, MA as shown on Assessor's Map 325 as Parcel 124. It is located in the Residence B (RB) Zoning District.

7:02 PM

Appeal No. 2019-061

Kerr Family Trust

Kerr Family Trust has applied for a Special Permit pursuant to Section 240-91.H (3) – Developed Lot Protection – Demolition and Rebuilding on Nonconforming Lots. The Applicant is proposing to demolish an existing two-story, 3-bedroom, single-family dwelling and construct a two-story, single-family dwelling which will not meet the required thirty (30) foot front yard setback nor the fifteen (15) side yard setback requirement in the zoning district in which it is located. The subject property is located at 25 Maywood Avenue, Hyannis (Hyannisport), MA as shown on Assessor's Map 287 as Parcel 156. It is located in the Residence F-1 (RF-1) Zoning District.

Correspondence

- Notice from the Planning Board - Amendment of the Zoning Map to amend and expand the Ground-Mounted Solar Photovoltaic Overlay District to include parcels 013-004, 013-005 and 013-052
- Received 10-18-19 from Commonwealth of Massachusetts, Department of Public Utilities – Notice of Adjudication, Notice of Public Comment Hearing. A petition for approval to construct and operate a new, approximately 3.3 mile, 115 kilovolt (kV) overhead transmission line on an existing right-of-way between Shootflying Hill Road and the Barnstable Switching Station. The Department will review the Project to determine whether the proposed new 115 kV overhead transmission line is necessary. Public comment hearing to take place at 7:00 pm, November 4, 2019 at Knight Hall in Barnstable High School, 744 West Main Street, Hyannis, MA.

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

November 13th, December 11, 2019

Adjournment