

Town of Barnstable

Town Clerk Time Stamp Date:

48 Hour Notice of Meetings of Town Departments and all Town Boards
As required by Chapter 28 of the Acts of 2009 which amends MGL
Chapter 30A

2019 DEC 5 PM 12:44
BARNSTABLE TOWN CLERK

Zoning Board of Appeals

Name of Public Body: Committee, Board, or Commission

Wednesday, December 11, 2019

7:00 PM

Date of Meeting:

Time:

Hearing Room - 2nd Floor - 367 Main Street, Hyannis, MA

Place: Meeting Room; Meeting Room Location

Topics to be discussed:

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

July 24, 2019, August 7, 2019, August 21, 2019, September 11, 2019

Old Business

7:00 PM Appeal No. 2019-050 1000 Main, LLC.

1000 Main LLC., has applied for a Special Permit pursuant to Section 240-20.B – West Barnstable Village Business District. The Applicant is seeking relief in order to store small traditional sailboats and to continue the pre-existing use of three residential units in the dwelling. The subject property is located at 1000 Main Street, West Barnstable, MA as shown on Assessor's [Map 179 as Parcel 002](#). It is located in the West Barnstable Village Business District (WBVBD) and the Residence F (RF) Zoning Districts.

Continued from September 25, 2019.

7:01 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, September 11, 2019 and October 30, 2019.

7:02 PM Appeal No. 2019-064 Klamon or Nominee

Mark Klamon or Nominee as prospective owner, has petitioned for a Variance pursuant to Section 240-35 Groundwater Protection Overlay Districts, A and B. The Petitioner seeks to remove an underground storage tank but under DEP requirements, the site must be cleaned up to strict drinking water standards. The relief being sought is a determination by the Zoning Board of Appeals that since the subject property sits atop brackish water that it has no impact on the aquifer and as such is not aquifer protected. The subject property is located at 3224 Main Street (Route 6A) Barnstable as shown on Assessor's [Map 299 as Parcel 029](#). It is located in the Residence F-2 and Village Business A (VBA).

Continued from November 13, 2019.

New Business

7:03 PM Appeal No. 2019-058 Conrado

Ricardo Conrado, as prospective owner, has applied for a Special Permit pursuant to Section 240-94 – Expansion of a Pre-Existing Nonconforming Use. The Applicant is proposing to construct a detached four-car garage with a two-bedroom living unit above on a lot where there presently exists a two-family dwelling in a single-family residential zoning district. The subject property is located at 60 Nautical Road, Hyannis, MA as shown on Assessor's [Map 307 as Parcel 235](#). It is located in the Residence B (RB) Zoning District.

Persons interested are advised that, in the event any matter taken up at the meeting remains unfinished at the close of the meeting, it may be put off to a continued session of this meeting without further notice.

7:04 PM Appeal No. 2019-067

Mackie

Allison S. and Victoria E. Mackie have applied for a Modification of Variance No. 1998-62B, Condition No. 1 to allow the transfer to new ownership. The Applicants are proposing to continue to operate the owner-occupied Bed & Breakfast Ashley Manor as has been done. The subject property is located at 3660 Main Street, Barnstable, MA as shown on Assessor's Map 317 as Parcel 021-001. It is located in the Residence F-2.

7:05 PM Appeal No. 2019-068

Mackie

Allison S. and Victoria E. Mackie have applied for a Modification of Special Permit No. 1998-61B to allow the transfer to new ownership. The Applicants are proposing to continue to operate the owner-occupied Bed & Breakfast Ashley Manor as has been done. The subject property is located at 3660 Main Street, Barnstable, MA as shown on Assessor's Map 317 as Parcel 021-001. It is located in the Residence F-2.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

January 8, 2020, January 22, 2020, February 12, 2020

Adjournment

