



Town of Barnstable

Zoning Board of Appeals



Board Members

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard – Clerk
 Emanuel Alves – Associate Member Mark Hansen – Regular Member Larry Hurwitz – Associate Member
 Denise Johnson – Associate Member Aaron Webb – Regular Member Vacant – Associate Member
 Betty Ludtke – Town Council Liaison

Staff Support

Elizabeth Jenkins – Director – elizabeth.jenkins@town.barnstable.ma.us
 Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
 Genna Ziino – Administrative Assistant – genevey.ziino@town.barnstable.ma.us

Agenda

Wednesday, June 26, 2024

7:00 PM

To all persons interested in or affected by the actions of the Zoning Board of Appeals, you are hereby notified, pursuant to Section 11 of Chapter 40A of the General Laws of the Commonwealth of Massachusetts, and all amendments thereto, that a public hearing on the following appeals will be held on Wednesday, June 26, 2024, at the time indicated:

The Zoning Board of Appeals Public Hearing will be held by remote participation methods. Public access to this meeting shall be provided in the following manner:

1. The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable’s website:
<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>
2. Real-time access to the Zoning Board of Appeals meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Zoning Board of Appeals by utilizing the Zoom link or telephone number and Meeting ID provided below:

Join Zoom Meeting Option	Telephone Number Option
https://townofbarnstable-us.zoom.us/j/82814769605	US Toll-free 888 475 4499
Meeting ID: 828 1476 9605	Meeting ID: 828 1476 9605

Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely, and may participate through accessing the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to anna.brigham@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Copies of the applications are available for review by calling (508) 862-4682 or emailing anna.brigham@town.barnstable.ma.us.

Call to Order

Introduction of Board Members

Notice of Recording

This meeting of the Zoning Board of Appeals is being recorded and broadcast on the Town of Barnstable’s Government Access Channel. In accordance with MGL Chapter 30A §20, I must inquire whether anyone is recording this meeting and if so, to please make their presence known.

Minutes

May 8, 2024 (Click [HERE](#) for materials) & May 22, 2024 (Click [HERE](#) for materials)

Old Business

7:01 PM

Appeal No. 2024-009

Bunn & Creedon

Brian M. Bunn and Jennifer A. Creedon have petitioned for a Variance pursuant to Section 240-14 E. Bulk Regulations in the RC-1 and RF Residential Districts, and Section 240-126 Variance Provisions. The Petitioners seek a variance to the front and side yard setback requirement to build an accessory structure (pool house) in the northwest corner of their lot adjacent to their existing inground pool and existing walkway and hardscape patio areas and retaining walls. The Petitioners propose to reduce the front yard setback to 12.8 feet where 30 feet is required, and the side yard setback to 7.7 feet where 15 feet is required. The subject property is located at 157 Poponessett Road, Cotuit, MA as shown on Assessor's Map 019 as Parcel 079. It is located in the Residence F (RF) Zoning District. **Members assigned are Dewey, Alves, Webb, Hansen, and Hurwitz. Continued from April 10, 2024 and May 22, 2024.**

(Click [HERE](#) for materials)

New Business

7:02 PM

Appeal No. 2024-020

New Cingular Wireless PCS, LLC

New Cingular Wireless PCS, LLC has applied for a Special Permit pursuant to Section 240-108 Antennas Permitted by Special Permit in All Zoning Districts and 240-125 Zoning Board of Appeals. The Applicant is proposing to extend the existing cell tower by 15 feet and collocate its wireless facility at the site pursuant to the Federal Spectrum Act and the Town of Barnstable Zoning Ordinance. The subject property is located at 830 Wakeby Road, Marstons Mills, MA as shown on Assessor's Map 013 003. It is located in the Residence F (RF) Zoning District.

(Click [HERE](#) for materials)

7:03PM

Appeal No. 2024-022

Marroquin

Israel Lopez Marroquin has applied for a Special Permit pursuant to Section 240-47.2 Accessory Dwelling Units (ADUs). The Applicant is proposing to construct a detached, 3-bedroom 1,200 square foot accessory dwelling unit. The subject property is located at 42 Woodbury Ave, Hyannis, MA as shown on Assessor's Map 307 as Parcel 073. It is located in the Residence B (RB) Zoning District.

(Click [HERE](#) for materials)

7:04 PM

Appeal No. 2024-023

297 Winter Street, LLC

297 Winter Street, LLC has applied to modify Special Permit No. 1968-135 to allow the proposed alteration of a dentist's office into a 1,035 square foot 3-bedroom apartment. The subject property is located at 297 Winter Street, Hyannis, MA as shown on Assessor's Map 310 as Parcel 208. It is located in the Residence B (RB) Zoning District.

(Click [HERE](#) for materials)

7:05 PM

Appeal No. 2024-024

297 Winter Street, LLC

297 Winter Street, LLC has petitioned to amend Variance Nos. 1966-045 and 1972-096 pursuant to Section 240-11(A) Principal Uses in the RB District. The Petitioners seek to amend the Variances to permit the proposed alteration of a dentist's office into a 1,035 square foot 3-bedroom apartment. The subject property is located at 297 Winter Street, Hyannis, MA as shown on Assessor's Map 310 as Parcel 208. It is located in the Residence B (RB) Zoning District.

(Click [HERE](#) for materials)

Correspondence

Cape Cod Commission Meeting Notice for Brick Kiln Monopole Tuesday July 2, 2024 (Click [HERE](#) for Notice)

Cape Cod Commission Continued Hearing Notice for Upper Cape YMCA Wednesday July 10, 2024 (Click [HERE](#) for Notice)

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

July 10, 2024, July 24, 2024, August 14, 2024, August 28, 2024

Adjournment