



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
Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Notes

Wednesday, February 27, 2019

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

Alex Rodolakis - Chair	Present
David Hirsch – Vice Chair	Absent
Herbert Bodensiek – Clerk	Absent
Jacob Dewey – Regular Member	Absent
Paul Pinard – Regular Member	Absent
Todd Walantis – Associate Member	Absent
Mark Hansen – Associate Member	Absent
Associate Member - Vacant	
Associate Member - Vacant	

Also present were Anna Brigham – Principal Planner and Carol Puckett – Administrative Assistant.

Alex opens the hearing at 7:01 PM.

Call to Order

Introduction of Board Members – *Alex introduces himself.*

Alex reads the following with no response:

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.

Alex reads the following into the record:

Old Business

7:01 PM

Appeal No. 2018-044

T-Mobile Northeast, LLC.

T-Mobile Northeast, LLC., as lessee, has applied for a Special Permit pursuant to Article XIV, Section 240-130.4.B (2) of the District of Critical Planning Concern Regulations: Continuation; Changes in Use; Damaged Structures. The applicant is proposing to install six (6) wireless communications antennas, together with Remote Radio Heads (RRH), within the existing steeple of the South Congregational Church at a centerline height of sixty (60) feet. Further, appurtenant base transceiver equipment consisting of equipment cabinets and ancillary equipment will be installed in the basement of the Church. The subject property is located at 565 Main Street, Centerville, MA as shown on Assessor’s Map 207 as Parcel 053. It is located in the Centerville Village District (CVD).

7:02 PM

Appeal No. 2018-047

T-Mobile Northeast, LLC.

T-Mobile Northeast, LLC., as lessee, has petitioned for a Use Variance pursuant to Article XII Section 240-125.B(1)(e) - Administration and Enforcement, Zoning Board of Appeals. The Petitioner is proposing to install six (6) wireless communications antennas, together with Remote Radio Heads (RRH), within the existing steeple of the South Congregational Church at a centerline height of sixty (60) feet. Further, appurtenant base transceiver equipment consisting of equipment cabinets and ancillary equipment will be installed in the basement of the Church. The

subject property is located at 565 Main Street, Centerville, MA as shown on Assessor's Map 207 as Parcel 053. It is located in the Centerville Village District (CVD).

Original Hearing Date: September 26, 2018. Continued to November 7, 2018; Continued to January 9, 2019, Continued to February 27, 2019

Members assigned 09-26-18 and 11-07-18: Alex Rodolakis, David Hirsch, Herb Bodensiek, Paul Pinard, Todd Walantis

Alex states that a letter dated February 26, 2019 from Ricardo M. Sousa, Esq., was received by the Zoning Board of Appeals asking for a continuance to March 27, 2019 in order to request an opportunity to address certain statements and questions that were presented at that public hearing of the Planning Board. In his letter he has also agreed to extend the Shot Clock deadline with any other statutory deadline for the Town to issue a written decision on the subject ZBA applications to April 30, 2019.

Alex continues the Special Permit and Variance applications to March 27, 2019 at 7:01 PM.

7:03 PM

Appeal No. 2019-002

Abbott & Blakeley, Trustees

David H. Abbott and Amanda Blakeley as Trustees of Cedarchip Realty Trust, have petitioned for a variance from Sections 240-13 RC, RD, RF-1 and RG Residential Districts; Section 240-36 Resource Protection Overlay District minimum lot area. The Petitioners are requesting a variance to allow a portion of 148 Windswept Way that includes the apron and end of 186 Windswept Way swimming pool to be exchanged for equal lot area elsewhere on 186 Windswept Way. The subject properties are located at 148 Windswept Way, Osterville, MA as shown on Assessor's Map 052 as Parcel 003 and 186 Windswept Way, Osterville, MA as shown on Assessors Map 052 as Parcel 002. Both parcels are located in the Residence F-1 (RF-1) Zoning District and the Resource Protection Overlay District (RPOD)

Continued from January 9, 2019. No members assigned, no testimony taken.

Alex states that a letter dated February 26, 2019 was received from William Abbott, Esq., asking to withdraw their application before the Board. Since this needs a vote of the Board, Alex continues this matter to March 13, 2019 at 7:00 PM.

New Business

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

March 13, 2019, March 27, 2019, and April 10, 2019

Adjournment

Alex closes the hearing at 7:04 PM.

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 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