

# 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

BARNSTABLE TOWN CLERK  
2024 JUL 3 AM 9:51

## Zoning Board of Appeals

Name of Public Body: Committee, Board, or Commission

**Wednesday, July 10, 2024**

**7:00 PM**

Date of Meeting: Time:

**James H. Crocker Jr. Hearing Room, 2<sup>nd</sup> Floor, Town Hall**

**367 Main Street, Hyannis**

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>

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, July 10, 2024, at the time indicated:

### 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 and May 22, 2024

### Old Business

**7:00 PM**

**Appeal No. 2024-016**

**James**

Jay and Betsy James have applied for a Special Permit pursuant to Section 240-91 H. (3) Nonconforming lot. The Applicant proposes to demolish the existing single family dwelling, raise the foundation elevation, and construct a new single family dwelling. The new dwelling will be detached from the garage, leaving the existing nonconforming garage in place. No construction will occur within the setbacks. The subject property is located at 642 South Main Street, Centerville, MA as shown on Assessor's Map 186 as Parcel 041. It is located in the Residence D-1 (RD-1) Zoning District. Continued from May 22, 2024.

**7:01 PM**

**Appeal No. 2024-018**

**Constantino**

Stephen J. Constantino, Trustee of the Clifton-Constantino Living Trust, has petitioned for a Lot Area Variance pursuant to Section 240-11 RB, RD-1 and RF-2 Residential Districts and Section 240-125 Zoning Board of Appeals. The proposed subdivision will reestablish the same lot lines as prior to the 1985 merger and will be legitimized with an Approval Not Required (ANR) plan if approved by this Board. The subject property is located at 37 Goodview Way, Barnstable, MA as shown on Assessor's Map 319 as Parcel 080. It is located in the Residence B (RB) Zoning District. Continued from June 12, 2024. Members assigned: Dewey, Bodensiek, Pinard, Hansen, and Hurwitz.

**7:02 PM**

**Appeal No. 2024-019**

**Murphy & Senoski**

Susan E. Murphy & Richard Senoski have petitioned for a Lot Area Variance pursuant to Section 240-11 RB, RD-1 and RF-2 Residential Districts and Section 240-125 Zoning Board of Appeals. The proposed subdivision will reestablish the same lot lines as prior to the 1985 merger and will be legitimized with an Approval Not Required (ANR) plan if approved by this Board. The subject property is located at 57 Goodview Way, Barnstable, MA as shown on Assessor's Map 319 as Parcel 081. It is located in the Residence B (RB) Zoning District. Continued from June 12, 2024. Members assigned: Dewey, Bodensiek, Pinard, Hansen, and Hurwitz.

**New Business****7:03 PM****Appeal No. 2024-026****MacKinnon**

Donald J. MacKinnon, Trustee of MCCM Realty Trust has petitioned for a modification of Variance No. 2023-012. The Applicant received approval for Variance No. 2023-012 to construct a detached accessory structure. The Petitioner proposes to decrease the size of the structure and seeks to amend Variance No. 2023-012 to reference revised plans. The subject property is located at 910 Main Street, Cotuit, MA as shown on Assessor's Map 035 as Parcel 090. It is located in the Residence F (RF) Zoning District and the Resource Protection Overlay District (RPOD).

**Correspondence**

Notice of Cape Cod Commission virtual public hearing on Thursday, July 25 at 3 PM regarding Chatham Airport Safety Improvements Project

**Matters Not Reasonably Anticipated by the Chair****Upcoming Hearings**

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

**Adjournment**