



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

Agenda

Wednesday, December 12, 2018

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.

Minutes

July 25, 2018, August 8, 2018

Old Business

7:00 PM

Appeal No. 2018-041

Carbonneau

Laurie Carbonneau has applied for a Special Permit pursuant to Section 240-34.L – Floodplain District Regulations – Exception from the Requirements. The applicant is seeking relief to finish the lower level of the principal dwelling to allow for temperate controlled storage and additional living space. The property is located at 174 Bay Shore Road, Hyannis, MA as shown on Assessor's Map 325 as Parcel 084. It is located in the Residence B (RB) and the AE (11) – 100 Year Flood and VE (13) – Velocity Zone Flood Zones.

Continued from August 22, 2018, September 12, 2018 and October 24, 2018. Members assigned on 09-12-18: David Hirsch, Herbert Bodensiek, Paul Pinard, Todd Walantis and Jacob Dewey.

New Business

7:01 PM

Appeal No. 2018-066

O'Keefe, Trustee

Tara M. O'Keefe, Trustee, as lessee, is applying for a Special Permit pursuant to Section 240-20-B(3) – West Barnstable Village Business District – Special Permit Uses. The applicant is proposing to establish a personal service business which will include yoga, reiki, tai chi, qui gong, the sale of retail items on the first floor and an accessory office use, not open to the public, on the second floor. The property is located at 1106 Main Street/Route 6A, West Barnstable, MA as shown on Assessor's Map 178 as Parcel 013-002. It is located in the West Barnstable Village Business District (WBVBD) and the Residential F (RF) Zoning Districts.

7:02 PM

Appeal No. 2018-067

Waquoit Group, LLC

Waquoit Group, LLC., d/b/a GCI Builders, are applying for a Special Permit pursuant to 240-131.4 E Craigville Beach District Regulations. The applicant is proposing to construct an 8'X12' shed 10.0 and 9.9 feet from the lot line. The property is located at 803 South Main Street, Centerville, MA as shown on Assessor's Map 185 as Parcel 016-000. It is located in the Craigville Beach/Centerville River North Bank Neighborhood Overlay Zoning Districts.

7:03 PM

Appeal No. 2018-068

McKinley/Boris

Michael D. McKinley and Kendra Boris have applied for a Special Permit pursuant to Section 240-91.H – Developed Lot Protection. The petitioners are proposing to demolish the existing two (2) bedroom, 870 square foot gross floor area, single family dwelling and construct a new, four (4) bedroom, 2140 square foot gross floor area, single-family dwelling on a lot less than 10,000 square feet. The property is located at 166 Seventh Avenue, Hyannis, MA as shown on Assessor's Map 245 as Parcel 071-000. It is located in the Residence B (RB) Zoning District.

7:04 PM

Appeal No. 2018-069

Costa

Hendrigo and Marcela Costa have petitioned for a Variance to Section 240-14.E – Bulk Regulations - Minimum Side and Rear Yard Setbacks to allow the proposed single-family dwelling to be constructed 14.20 feet from the lot line where the current zoning requirement for the district in

which it is located requires 15 feet. The property is located at 180 Kettlehole Road, West Barnstable, MA as shown on Assessor's Map 109 as Parcel 038. It is located in the Residence F (RF) Zoning District.

7:05 PM

Appeal No. 2018-070

Mayflower Cape Cod, LLC

Mayflower Cape Cod, LLC has applied for a modification of Special Permit No. 1998-31 and No. 2018-027 pursuant to Section 240-39. The Applicants are proposing to construct a new 690 square foot area that will be utilized for tenants, and seek to reconfigure the crosswalks, ADA parking and proposed revised facade. The property is located at 793 Iyannough Road/Route 132, Hyannis, MA as shown on Assessor's Map 293 as Parcel 24. It is located in the Business (B), Highway Business (HB) and the Shopping Center Overlay District (SCROD) Zoning Districts.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

January 9, 2019, January 23, 2019, February 13, 2019

Adjournment

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 it 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