

# 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

2020 NOV 10 PM 1:26

## Zoning Board of Appeals

Name of Public Body: Committee, Board, or Commission

**Wednesday, November 18, 2020**

**7:00 PM**

Date of Meeting:

Time:

## See Special Instructions

Place: Meeting Room; Meeting Room Location

The Zoning Board of Appeals Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
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
<a href="https://zoom.us/j/97540700506">https://zoom.us/j/97540700506</a>	888 475 4499 US Toll-free
Meeting ID: 975 4070 0506	Meeting ID: 975 4070 0506

3. Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely and are not permitted to be physically present at the meeting, 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](mailto: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](mailto:anna.brigham@town.barnstable.ma.us).

### 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

October 14, 2020 and October 28, 2020

#### Request for Variance Extension

Attorney John Kenney is requesting a 6-month extension for Variance 2020-008 Ursula Borrer pursuant to M.G.L. Chapter 40A Section 10. In Variance No. 2020-008, the Petitioner petitioned for a Variance pursuant to Section 240-7.C – Lot Size Requirements; 240-7.E – Contiguous Upland Requirement; and 240-14.E – RF Residential District Bulk Regulations and Section 240-36 D. Resource Protection Overlay District. The Petitioner requested relief to divide one lot into two lots which will result in

one undersized developed lot and one undersized vacant lot. The Petitioner also requested relief to allow the undersized vacant lot to become buildable. The subject property is addressed as 724 (a.k.a 744) Old Falmouth Road, Marstons Mills, MA as shown on Assessor's Map 124 as Parcel 016-001. It is located in the Residential F (RF) and the Resource Protection Overlay District (RPOD) Zoning Districts.

The new extension would expire September 10, 2021.

#### Old Business

7:00 PM

Appeal No. 2020-036

Hall – Trustee of TMT Realty Trust

Laurie J. Hall, Trustee of the TMT Realty Trust, has applied for a Special Permit pursuant to 240-47.1(B) Family Apartments. The Applicant is proposing to construct a detached, three-bedroom apartment cottage to be used by more than two adult family members. The subject property is located at 979 Sea View Avenue, Osterville, MA as shown on Assessor's Map 090 as Parcel 008. It is located in the Residence F-1 (RF-1) Zoning District.

Continued from October 28, 2020. Members assigned: Alex Rodolakis, David Hirsch, Herb Bodensiek, Jake Dewey, Paul Pinard

#### New Business

7:01 PM

Appeal No. 2020-038

Vilsaint

Corrie L. and Kevin Y. Vilsaint, as prospective buyers, have applied for a Modification of Special Permit 1998-77, Condition No. 2 in order to allow for year-round use of the cottage (barn structure) by Applicant's family members and house guests; and elimination of Condition No. 3 which provides that the Special Permit will expire upon the Owner's voluntary or involuntary transfer of the property. The subject property is located at 358 Flint Street, Marstons Mills, MA as shown on Assessor's Map 101 as Parcel 121. It is located in the Residence F (RF) Zoning District.

7:02 PM

Appeal No. 2020-039

Goff, as Trustee

Jennifer M. Goff, Trustee of the Jennifer M. Goff 2010 Revocable Trust, has applied for a Modification of Special Permit 2020-013, Condition No. 3 in order to allow for the slight expansion of the existing screen porch by an additional 1.5'. The subject property is located at 511 Wianno Avenue, Osterville, MA as shown on Assessor's Map 162 as Parcel 004. It is located in the Residence F-1 (RF-1) Zoning District.

#### Correspondence

The Massachusetts Energy Facilities Siting Board directed Vineyard Wind to send the Planning Board and Zoning Board of Appeals copies of the Final Decision issued by the Siting Board in the matter docketed as *Vineyard Wind LLC*, EFSB 17-05/D.P.U. 18-18/18-19.

#### Matters Not Reasonably Anticipated by the Chair

#### Upcoming Hearings

December 9, 2020, January 13, 2021, and January 27, 2021

#### Adjournment