



# Town of Barnstable Zoning Board of Appeals



#### Board Members:

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard - Clerk  
Aaron Webb – Regular Member Mark Hansen – Regular Member  
Larry Hurwitz – Associate Member Vacant – Associate Member Vacant-Associate Member Denise Johnson-Associate Member  
Kristine Clark - Town Council Liaison

#### Staff Support

Elizabeth Jenkins –Director - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
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Genna Ziino – Administrative Assistant – [genevey.ziino@town.barnstable.ma.us](mailto:genevey.ziino@town.barnstable.ma.us)

## Agenda

**Wednesday, August 9, 2023**

**7:00 PM**

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

**367 Main Street, Hyannis**

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, August 9, 2023, at the time indicated:

### 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 12, 2023 – Click [HERE](#) for Materials

### Old Business

None

### New Business

**7:00 PM**

**Appeal No. 2023-015**

**Bartolomei**

Jay Bartolomei d/b/a Chef J LLC has applied for a Special Permit in accordance with Section 240-94 B. Expansion of preexisting nonconforming use, Section 240-53 B. (1) Side Landscape Buffer Setback, and Section 240-53 C. 10% Interior Landscaped islands. The Applicant proposes to use an existing vacant gravel area on the parcel as an expansion of parking for the existing restaurant. The restaurant is located on Lot 2 and the gravel lot is located on Lot 1 of Plan Book 278 Page 18. The two lots have been in common ownership. The subject property is located at 4631 Falmouth Road, Cotuit, MA as shown on Assessor’s Map 024 as Parcel 157. It is located in the Residence F (RF) Zoning District.

(Click [HERE](#) for Materials)

**7:01 PM**

**Appeal No. 2023-016**

**Sawayanagi**

Junichi Sawayanagi has applied for a Special Permit in accordance with Section 240-47.2 C. (4) Accessory Dwelling Units (ADUs). The Applicant proposes to change the use of the front accessory structure from commercial use (previously a framing business) to residential use as a 1,671 square foot 1-bedroom Accessory Dwelling Unit which exceeds the 900 square foot as-of-right limit. The subject property is located at 1085 Main Street, West Barnstable, MA as shown on Assessor’s Map 178 as Parcel 004-002. It is located in the West Barnstable Village Business District (WBVBD) Zoning District.

(Click [HERE](#) for Materials)

**Correspondence**

None

**Matters Not Reasonably Anticipated by the Chair**

**Upcoming Hearings**

August 23, 2023, September 13, 2023, September 27, 2023

**Adjournment**