



Town of Barnstable

Zoning Board of Appeals



Board Members:

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

Staff Support

Elizabeth Jenkins – Director – elizabeth.jenkins@town.barnstable.ma.us
 Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
 Genna Ziino – Administrative Assistant – genevey.ziino@town.barnstable.ma.us

Agenda

Wednesday, October 25, 2023

7:00 PM

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, October 25, 2023, at the time indicated:

The Zoning Board of Appeals Public Hearing will be held by remote participation methods.

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

1. 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>
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
https://townofbarnstable-us.zoom.us/j/89407793072	US Toll-free 888 475 4499
Meeting ID: 894 0779 3072	Meeting ID: 894 0779 3072

3. Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely, 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 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.

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

None

Old Business

7:00 PM

Appeal No. 2023-020

Davis

Jessica E. and Emily C. Davis have petitioned for a Variance pursuant to Section 240-14E. Residential District Bulk Regulations Minimum Front and Side Yard Setbacks. The Petitioners seek to reduce the 15-foot side yard setback requirement to 13.2 feet and to reduce the 30-foot front yard setback to 26.6 feet to construct an attached garage with storage area. The subject property is located at 190 Blackthorn Road, Marstons Mills, MA as shown on Assessor's Map 047 as Parcel 034. It is located in the Residence F (RF) Zoning District and the Resource Protection Overlay District (RPOD). **Continued from September 13, 2023.**

(Click [HERE](#) for Materials)

7:01 PM

Appeal No. 2023-019

Vilsaint

Kevin Y. and Corrie L. Vilsaint have applied for a Special Permit in accordance with Section 240-47.2 Accessory Dwelling Units (ADUs). The Applicants seek to remove and replace an existing accessory structure with a new accessory dwelling unit (ADU). The Applicants also seek to modify Special Permit No. 2020-038 to allow further build out of the property for the accessory dwelling unit and additions to the principal dwelling. 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. **Members assigned: Dewey, Webb, Bodensiek, Pinard and Johnson. Continued from August 23, 2023.**

(Click [HERE](#) for Materials)

7:03 PM

Appeal No. 2023-029

E.M. Crosby Boatworks, Inc.

E.M. Crosby Boatworks, Inc. has applied for a Special Permit pursuant to Section 240-94 A and 240-94 B Change or Expansion of a Preexisting Nonconforming Use. The Applicant seeks to change the use from a landscaping business to a boat storage business. The Applicant proposes to store up to 75 boats on the property. The Applicant also seeks to construct an approximately 30 ft. by 80 ft. structure covered with a clear membrane to be utilized for the storage of wooden sailboats. The subject property is located at 140 Osterville West Barnstable Road, Osterville, MA as shown on Assessor's Map 120 as Parcel 051-002. It is located in the Residence C (RC) Zoning District and the Wellhead Protection (WP) Overlay District.

(Click [HERE](#) for Materials)

New Business

7:04 PM

Appeal No. 2023-030

Van Oossanen

Dennis and Lisa Van Oossanen have applied for a Special Permit pursuant to Section 240-92B Nonconforming Buildings or Structures Used as Single- and Two-Family Residences. The Applicants seek to construct an addition, bringing the gross floor area to 4,259 sq. ft. where the existing gross floor area is 2,246 sq. ft. The subject property is located at 45 Vineyard Road, Cotuit, MA as shown on Assessor's Map 016 as Parcel 001. It is located in the Residence F (RF) Zoning District.

(Click [HERE](#) for Materials)

7:05 PM

Appeal No. 2023-031

Green and Lee, Trustees

Randal Green and Richard Lee Jr., Trustees of the Alan and Sherry Green Revocable Trust have petitioned for a Variance pursuant to Section 240-7 (C) and (D) and 240-11 Bulk Regulations Minimum Lot Acreage and Shape Factor, and 240-91 Undersized Lots. The Petitioners seek a "land swap" to change the configuration of the 2 existing lots without changing the acreage of each resulting lot. The subject property is located at 99 Center Lane, Centerville, MA as shown on Assessor's Map 251 as Parcel 016. It is located in the Residence D-1 (RD-1) Zoning District.

(Click [HERE](#) for Materials)

7:06 PM

Appeal No. 2023-032

Green

Randal Green has petitioned for a Variance pursuant to Section 240-7 (C) and (D) and 240-11 Bulk Regulations Minimum Lot Acreage and Shape Factor, and 240-91 Undersized Lots. The Petitioner seeks a "land swap" to change the configuration of the 2 existing lots without changing the acreage of each resulting lot. The subject property is located at 101 Center Lane, Centerville, MA as shown on Assessor's Map 251 as Parcel 220. It is located in the Residence D-1 (RD-1) Zoning District.

(Click [HERE](#) for Materials)

Correspondence

Matters Not Reasonably Anticipated by the Chair

Discussion

Board discussion about proposed 2024 meeting schedule. (Click [HERE](#) for Materials)

Upcoming Hearings

November 8, 2023, December 6, 2023

Adjournment