



Town of Barnstable Zoning Board of Appeals



19 JAN 28 A11 :40

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

Minutes

Wednesday, October 10, 2018

Hearing Room – 2nd Floor – 367 Main Street, Hyannis, MA

Alex Rodolakis - Chair	Present
David Hirsch – Vice Chair	Absent
Herbert Bodensiek – Clerk	Present
Jacob Dewey – Regular Member	Present
Regular Member	Vacant
Paul Pinard – Associate Member	Present
Kyle Evancoe – Associate Member	Present
Todd Walantis – Associate Member	Present
Mark Hansen – Associate Member	Present

Also present were Anna Brigham – Principal Planner and Carol Puckett – Administrative Assistant

As a quorum has been met, Alex call the meeting to order at 7:00 PM

Call to Order

Introduction of Board Members – All members present introduce themselves

Alex reads the following with no response

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.

Alex reads the following into the record:

Old Business

7:00 PM

Appeal No. 2018-036

Powers

Robert J. and Veronica A. Powers have petitioned for a Variance pursuant to Section 240-36 Resource Protection Overlay District (RPOD) and Section 240-14 Residence F (RF) Zoning District. The petitioners are seeking relief from the minimum lot size requirement to divide their lot into Lot 1 and Lot 2. The proposed Lot 1 will have approximately 45,230 square feet of upland and the proposed Lot 2 will have approximately 43,600 square feet of upland where 2 acres is required. The subject property is located at 760 Poponessett Road, Cotuit, MA as shown on Assessor's Map 006 Parcel 046. It is located in the Residence F (RF) Zoning District and the Resource Protection Overlay District (RPOD).
Continued from July 25, 2018 and September 26, 2018. Members assigned July 25, 2018: Alex Rodolakis, Herb Bodensiek, Jake Dewey, Todd Walantis, Mark Hansen

Members assigned tonight: Alex Rodolakis, Herb Bodensiek, Jake Dewey, Todd Walantis, Mark Hansen.

Alex confirms with Mr. Powers that since the last hearing, Mr. Powers has contacted some abutters. Alex reads the summary of letters received (Exhibit A). Alex then summarizes what Mr. & Mrs. Powers proposal is which is to subdivide the lot with the existing house on one lot

and a vacant lot as the other. Alex states that his current thinking is that he would like to see house plans and where on the lot a new house would be proposed.

Also with the Powers tonight is Richard Leroux – Contractor and Arlene Wilson of A.M. Wilson Associates who hands in a land survey plan (Exhibit B). Ms. Wilson explains that in the handout, the first page is a copy of the letter and attached are two potential site plans showing the potential location of the house. Also attached is a list of conditions that she will speak to later.

Mr. Powers hands in more documentation (Exhibit B) and states that at the last meeting there were questions raised that they would like to speak to. The first reference item in the package he handed in is a recap of the meeting on July 25, 2018. He notes that board member, Mark Hansen, raised a question about this being denied previously by the Planning Board in 2001. He states that his wife, Veronica, looked back on the notes of September 2000 which there was a formal meeting and their division of land was on that agenda. He states that Mark Hansen also noted that they should've followed through. Mr. Powers states that they sent letter to engineering company and on July 18th, after 7 months, the definitive plan was not filed on time. After two years, that insurance company wanted to settle for a cash amount of \$34,000 which they did not settle for. After two years of legal challenges, they settled in federal court for a financial loss. Another question the last time that was asked by one of the board members was why after 18 years are they filing. They didn't know until 2015 that they could file. He read an article about variances being granted and he called the ZBA and had a meeting with Anna Brigham and Elizabeth Jenkins. Jenkins looked over the file and informed them that they could apply for a variance. Their present home is too large does not provide the accessibility nor meets their needs.

Alex asks if the members have any questions. No one speaks. Alex explains that if the lot, as is, was sold, someone could rebuild a larger house or add to it. Mr. Powers states that they had sent out a letter to all abutters and asked for the neighbors support.

Alex asks for public comment.

Dan Sullivan from 700 Poponessett Road states that he represents the people in opposition who had sent in correspondence previously.

Mark Hansen asks that one of the main issues is privacy. Mr. Sullivan states that there concerns were already submitted in writing.

Mr. Powers states that Margaret Furrer – head of the Sullivan Trust did send a letter to him and had issues of privacy as well as the Sandbergs. He suggested to Mr. Sandberg that they walk to where the property line stakes were to see the placement of the house.

Arlene Wilson from A.M. Wilson and Associates states that the wetlands have been delineated, have looked at the setbacks from wetlands and those proposed locations for a new house don't require any variances from any town board, not health variance or conservation. Also, based on the septic design which she is familiar with, there is plenty of depth to groundwater and that portion of the lot is imminently buildable.

Alex goes over the 3 prong test for a variance with the board members.

Todd Walantis thinks this is the perfect reason for a variance. Mark Hansen is okay with the applicant's request; Jake is concerned about the previous settlement. Mr. Powers explains the federal court case.

Alex would like to see details on size of structure and asks Mr. Powers to get square footage, etc., and if the existing house is to be altered, remodeled and a restriction that would be recorded and something that will show in the Registry of Deeds on a deed stating the restrictions.

The abutter, Mr. Sullivan, states that everyone needs to plays by the 2 acre rule stating that this could be a precedent if so granted.

Alex asks Anna Brigham to put together proposed conditions for lot 1 and 2 and suggests continuing this to November 14th. The board discusses. Todd agrees on the restriction on both properties.

Motion is made by Herb Bodensiek and seconded by Jake Dewey to continue to November 14, 2018 at 7:00 PM. Vote:
All in favor

CONTINUED TO NOVEMBER 14, 2018 AT 7:00 PM.

At 7:37, Alex calls the Nickulas appeal and reads it into the record.

New Business

7:01 PM Appeal No. 2018-049

Nickulas

Larry Nickulas has applied for a Special Permit in accordance with Section 240-47.1.B – Family Apartments. The Applicant is requesting relief in order to create a family apartment above the detached garage after constructing the principal dwelling.

The property is located at 240 The Plains Road, West Barnstable, MA as shown on Assessor's Map 152 as Parcel 059-001. It is located in the Residence F (RF) Zoning District.

Members assigned: tonight: Alex Rodolakis, Herb Bodensiek, Jake Dewey, Paul Pinard, Kyle Evancoe

Jeffrey Johnson, Esq., is representing the applicant. He has read the staff report and explains that this case is putting the cart before the horse. He explains that the applicant, in the past, had an in-law apartment on another property which he sold. He has owned this lot for 14

years and Mr. Nickulas needed somewhere to live. He explains that he built the apartment first in order to have somewhere to live and instead of moving. His son and his family will live in the main dwelling once built and Mr. Nickulas will live in the family apartment above the garage. He explains that the constructed structure (family apartment with garage) is already built and has an occupancy permit as a principle dwelling. His son will be selling his house in Centerville and when sold will start construction of the principle dwelling on this lot. The family apartment is detached and suggests that this is not more detrimental to the neighborhood. There is a septic system that will accommodate 4 bedrooms. They understand that the main house meet the setbacks and the design criteria. Mr. Nickulas is here tonight also.

Alex points out that there are conditions on the staff report and that if the family apartment is approved that this will be full buildout of the lot, thus, preventing the principle dwelling from being built. Attorney Johnson states that they put a restriction that the main house not exceed the number of bedrooms permissible, that the main house meet all the setbacks and other acreage requirements. Also, they could put a condition that the family apartment could not be expanded.

Mark Hansen asks if the plan is definitive or proposed. Attorney Johnson states that it is proposed because they haven't decided on what kind of house. His family will own it and this will have deed restrictions.

Mr. Larry Nickulas states that according to assessors, that the highest priced house is about 560k to 580k and that this house will probably be on the high side with what they are proposing.

Alex states that they could deny this right now until they get the plans. Attorney Johnson states that the harm will be the predictability in if they will be able to do this. Eric has the expectation that he can build next to his father and it will affect in him selling his house.

Attorney Johnson confers with Mr. Nickulas who doesn't have a problem restricting the house within the footprint of what they submitted. They discuss a two year restriction on an issuance of a special permit.

Attorney Johnson addresses that the staff report had special conditions

He hands in suggestions. (Exhibit A). He made changes to #2 and 3 to make it clear that there is an existing structure that has a primary occupancy permit and before the occupancy permit for the main house, as it were, were to be issued they would have to comply with the affidavit and the other conditions.

Alex states that some public comment was received: a letter received in support from Cornelius Andres and an email of concern from Kris Clark.

Alex asks for public comment.

Kris Clark states that the legal ad was confusing as it states that it was to create a family apartment which one was already there.

Paul Pinard makes findings:

Background

The subject property consists of 2.06 acres and is located at the end of The Plains Road, off Woodside Road, in West Barnstable. The area is single family residential with a mixture of lot sizes. The Applicant's intent is a two phase project: the first phase is to permit the detached garage with living area currently under construction and in compliance with setbacks, the second phase will be seeking permits for what will be the three-bedroom principal dwelling and the garage/living structure will be used as the family apartment. According to the Assessor's records, the detached garage/apartment is 28 feet by 28 feet and consists of one-bedroom and 1,092 square feet of living area (1,876 gross square feet), and constructed in 2017.

Proposal & Relief Requested

Larry Nickulas is seeking permission to create a one bedroom family apartment above the 28 foot by 28 foot detached garage. The habitable area will be 1,092 square feet.

Section 240-47.1 B. By special permit. The Zoning Board of Appeals may allow by special permit if:

- (1) A family apartment unit greater than 50% of the square footage of the dwelling.
- (2) A family apartment unit with more than two bedrooms.
- (3) Occupancy of a family apartment unit by greater than two adult family members.

(4) A family apartment unit within a detached structure, with a finding that the single-family nature of the property and of the accessory nature of the detached structure are preserved.

Section 240-47.1 C. Conditions and procedural requirements. Prior to the creation of a family apartment, the owner of the property shall make application for a building permit with the Building Commissioner providing any and all information deemed necessary to assure compliance with this section, including, but not limited to, scaled plans of any proposed remodeling or addition to accommodate the apartment, signed and

recorded affidavits reciting the names and family relationship among the parties, and a signed family apartment accessory use restriction document.

(1) Certificate of occupancy. Prior to occupancy of the family apartment, a certificate of occupancy shall be obtained from the Building Commissioner. No certificate of occupancy shall be issued until the Building Commissioner has made a final inspection of the apartment unit and the single-family dwelling for regulatory compliance and a copy of the family apartment accessory use restriction document recorded at the Barnstable Registry of Deeds is submitted to the Building Division.

(2) Annual affidavit. Annually thereafter, a family apartment affidavit, reciting the names and family relationship among the parties and attesting that there shall be no rental of the principal dwelling or family apartment unit to any non-family members, shall be signed and submitted to the Building Division.

(3) At no time shall the single-family dwelling or the family apartment be sublet or subleased by either the owner or family member(s). The single-family dwelling and family apartment shall only be occupied by those persons listed on the recorded affidavit, which affidavit shall be amended when a change in the family member occupying either unit occurs.

(4) When the family apartment is vacated, or upon noncompliance with any condition or representation made, including but not limited to occupancy or ownership, the use as an apartment shall be terminated. All necessary permit(s) must be obtained to remove either the cooking or bathing facilities (tub or shower) from the family apartment, and the water and gas service of the utilities removed, capped and placed behind a finished wall surface; or a building permit must be obtained to incorporate the floor plan of the apartment unit back into the principal structure.

Proposed Special Permit Findings

For all Special Permits, the Board is required to make general findings pursuant to § 240-125(C). The Board should review the evidence presented by the Applicant, staff, and members of the public and, after weighing such evidence, is encouraged to articulate if and how the evidence contributes to each of the required findings.

1. **The application falls within a category specifically excepted in the ordinance for a grant of a special permit. Section 240-47.1. B. allows a Special Permit for a Family Apartment in a detached structure.**
2. **Site Plan Review is not required for single-family residential dwellings.**
3. **After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the Zoning Ordinance and would not represent a substantial detriment to the public good or the neighborhood affected. – and it doesn't, as far as we know**

The Board is also asked to find that:

4. **The proposed family apartment above the detached garage would not be substantially more detrimental to the neighborhood than the existing dwelling – there is no existing dwelling.**
5. **The single-family nature of the property and of the accessory nature of the detached structure are preserved. – we presumed so**

Vote:
All in favor

Paul Pinard makes a motion to grant with the conditions from the Staff Report dated September 7, 2018 and suggested changes by applicant, handout JJ comments/changes, and conditions 1 through 6.

Suggested Conditions

Should the Board find to grant the Special Permit No. 2018-049, it may wish to consider the following conditions:

1. Special Permit No. 2018-049 is granted to Larry Nickulas to create a family apartment above a detached garage at 240 The Plains Road, West Barnstable, MA.
2. The site development shall be constructed in substantial conformance with the plan entitled "New Building for: Nickulas Residence 240 The Plains Road West Barnstable MA by Cotuit Bay Design, LLC, dated March 8, 2018.

3. The proposed development shall represent full build-out of the lot. Further expansion of the dwelling or construction of additional accessory structures is prohibited without prior approval from the Board.
4. The Applicant must comply with the restrictions in Section 240-47.1 Family Apartments C. Conditions and Procedural Requirements 1-4 of the Ordinance (see above).
5. All mechanical equipment associated with the dwelling (air conditioners, electric generators, etc.) shall be screened from neighboring homes and the public right-of-way.
6. The decision shall be recorded at the Barnstable County Registry of Deeds and copies of the recorded decision shall be submitted to the Zoning Board of Appeals Office and the Building Division prior to the issuance of a building permit. The rights authorized by this special permit must be exercised within two years, unless extended.

Jake asks about full buildout conditions. Alex states with the home and the family apartment this shall be full buildout of the lot.

Paul clarifies that the condition will be: The proposed development of an additional single family home along with the existing attached structure shall represent full buildout.

Vote:
All in favor

GRANTED WITH CONDITIONS

Alex reads the following into the record:

7:02 PM Appeal No. 2017-056 Barr

Jan T. Barr, as Trustee of the Jan T. Barr 2010 Revocable Trust, has petitioned for a Variance to Section 240-44.A – Accessory Uses Permitted with Special Permit. The petitioner is requesting a Variance in order to construct a small boardwalk, ramp and float on her unimproved beach lot located at 0 Long Beach Road, Osterville. The beach lot is located directly opposite and across the Centerville River from the primary residence located at 49 Main Street, Osterville. Section 240-44.A of the Barnstable Zoning Ordinance provides that the accessory use lot be either adjoining the primary use lot or be directly opposite and across a road from the accessory use lot. The subject property is located at 0 Long Beach Road, Osterville, MA as shown on Assessor's Map 185 as Parcel 047. It is located in the Residence F-1 (RF-1) and Resource Protection Overlay Zoning Districts (RPOD).

Members assigned tonight: Alex Rodolakis, Herb Bodensiek, Jake Dewey, Todd Walantis, Mark Hansen

Albert Schulz, Esq., is representing the applicant, Jan Barr. Attorney Schulz states that this is a request for a variance for a lot located across the river and not a road. This is an accessory lot, the problem is that there is salt marsh that runs the total width of this lot which makes access an environmental issue and important for the approval from Conservation Commission (CONCOMM). Because of this, he feels this is a soil condition, under 40A – Section 10. They meet all the conditions as this is directly across the street and would not be detrimental to the spirit and intent of the bylaw. He also notes that this situation is similar to another variance request made approximately one year ago (Tavilla) He has reviewed the conditions as outlined on the staff report and are okay with them. Mark Hansen asks about the seasonality. Attorney Schulz states that it will be taken in and out during the seasons.

Alex asks for public comment. No one speaks.

Todd Walantis makes findings:

Background

Zoning History

Beginning in 1956, accessory uses were only allowed on lots that did not contain the principal use they served with "authorization" by the Zoning Board. In 1969, the language in the bylaw was revised to state specifically that the Board of Appeals could grant a Special Permit for "any use not on the same lot with the building to which it is accessory." In 1973, that language was amended and limited accessory uses by special permit to lots "adjacent to the lot having thereon the principal building to which it is accessory." The language was subsequently revised in the late 70's, but the intent remained the same. In 1995, the provision was amended with the current language requiring that the accessory lots be "adjoining or immediately opposite and across a road from the lot in which the principal use it serves is located" and that the lot be "retained in identical ownership with respect to both fee and non-fee interests."

The Petitioner owns a residence at 49 Main Street, Osterville, shown on Assessors Map 185, Parcel 020 and a beach lot on Long Beach shown on Assessors Map 185, Parcel 047. Both lots are held through a single deed. The only practical access to the beach lot is by boat. Consequently, the Petitioner is seeking to construct and maintain a small, seasonal boardwalk, ramp, and float on the beach lot which is located across the Centerville River from their residential lot. As the Zoning Ordinance only allows for accessory uses on lots other than the lot containing the primary use which it services by Special permit and when the accessory lot is directly across the street from the primary use, it appears that a Variance is required for the proposed dock.

The residential property is approximately 1.10 acres and located on the mainland side of the Centerville River. According to the Assessors records, the dwelling contains approximately 8,733 gross square feet (4,573 square feet of living area) and 3-bedrooms and constructed in 2015. The beach lot is vacant and located across the Centerville River and contains approximately .13 acres.

Other Approvals

The Conservation Commission issued an Order of Conditions SE3-5491 for the proposed improvements on August 7, 2017.

Proposal & Relief Requested

Jan T. Barr, as Trustee of the Jan T. Barr 2010 Revocable Trust, has petitioned for a Variance to Section 240-44.A – Accessory Uses Permitted with Special Permit. The petitioner is requesting a Variance in order to construct a small boardwalk, ramp and float on her unimproved beach lot located at 0 Long Beach Road, Osterville. The beach lot is located directly opposite and across the Centerville River from her primary residence located at 49 Main Street, Osterville. Section 240-44.A of the Barnstable Zoning Ordinance provides that the accessory use lot be either adjoining the primary use lot or be directly opposite and across a “road” from the accessory use lot. The subject property is located at 0 Long Beach Road, Osterville, MA

The proposal includes 45 feet by 48 inches of a fixed pier and 10 feet by 36 inches of a seasonal dock with an 8 foot seasonal platform at the end.

Variance Findings

The statutory requirement of MGL Chapter 40A, Section 10 for granting a variance is a three-prong test. The Board is required to find that each of the following three requirements has been met in order to consider granting the variance:

1. Owing to circumstances related to soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located;
2. A literal enforcement of the provisions of the zoning ordinance would involve substantial hardship, financial or otherwise to the petitioner; and
3. Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the zoning ordinance.

An application for a variance that has met all three requirements “does not confer ... any legal right to a variance.” The Board still has the discretionary power to grant or not to grant the variance.

Alex would like to add that this lot, other than separated by water, is immediately opposite and across from the principal lot

Vote:
All in favor

Todd makes a motion to grant the relief being sought with the following conditions:

Suggested Variance Conditions

Should the Board find to grant the variance, it may wish to consider the following conditions:

1. Variance No. 2017-056 is granted from Section 240-44 (A) to Jan T. Barr, Trustee of Jan T. Barr 2010 Revocable Trust, for the construction and maintenance of a seasonal boardwalk, ramp, and float at “0” Long Beach Road, Osterville and shown on Assessors Map 185, Parcel 047.
2. The improvements shall be in substantial conformance with the site plan entitled “Site Plan Proposed Boardwalk, Ramp and Float at “0” Long Beach Road Across from 49 Main Street Barnstable (Osterville) Mass by Sullivan Engineering dated June 15, 2017.
3. Other than those specified herein, additional improvements to the lot are prohibited.
4. Map 185 Parcel 047 (a/k/a the Beach Lot), shall be retained in identical ownership with respect to both fee and non-fee interests with the principal lot, Map 185 Parcel 020, addressed as 49 Main Street, Osterville.
5. The construction shall comply with all conditions of the Order of Compliance issued by the Conservation Commission.

6. This decision shall be recorded at the Barnstable County Registry of Deeds and copies of the recorded decision shall be submitted to the Zoning Board of Appeals Office and the Building Division prior to issuance of a building permit. The rights authorized by this variance must be exercised within one year, unless extended.

Vote:
All in favor

GRANTED WITH CONDITIONS

7:03 PM

Appeal No. 2018-050

Gavin Family Trust

Daniel G. Gavin and Stephanie L. Gavin, Trustees of the Gavin Family Trust, have petitioned for a Variance to Section 240-11.E – Bulk Regulations. The petitioners are asking for relief from the twenty (20) foot front yard setback requirement of the zoning district in which it is located in order to construct a porch approximately 18.3 feet front the front yard setback. The property is located at 108 Sunset Lane, Barnstable, MA as shown on Assessor's Map 301 as Parcel 059. It is located in the Residence B (RB) Zoning District.

Members assigned tonight: Alex Rodolakis, Herb Bodensiek, Jake Dewey, Paul Pinard, Kyle Evancoe

Representative: Mark Boudreau, Esq., is representing the applicants. Daniel Gavin is also here tonight. Attorney Boudreau states that the Gavins own this house seasonally but live full-time in California. Attorney Boudreau believes that the unique shape of the lot is that it is blunt ended. They are looking at a de minimis variance. There is a small portion of the porch they extends into the front yard setback and this could be granted without much derogation from the neighborhood as other houses in the neighborhood have porches. He has views of Barnstable Harbor through existing homes that he would like to take advantage of.

Mark Hansen is okay with this request.

Alex asks for public comment.

Anthony Densieski of 76 Second Way speaks. He states that Barbara Thornton had also sent an email in support and hopes that the board approves it also.

Mr. Gavin speaks and would like to use the front area.

Attorney Boudreau has an objection to condition #4 about full bulldout of the lot and that his clients might want to do something in the future and would not want to come back here.

The board discusses. Alex believes it is standard language.

Kyle makes findings:

Variance Findings

The statutory requirement of MGL Chapter 40A, Section 10 for granting a variance is a three-prong test. The Board is required to find that each of the following three requirements has been met in order to consider granting the variance:

- 1. owing to circumstances related to soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located;**
- 2. a literal enforcement of the provisions of the zoning ordinance would involve substantial hardship, financial or otherwise to the petitioner; and**
- 3. desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the zoning ordinance.**

An application for a variance that has met all three requirements "does not confer ... any legal right to a variance." The Board still has the discretionary power to grant or not to grant the variance.

Alex would like to add that Attorney Boudreau did give evidence to the unique shape of the lot and that aesthetically that this is an improvement to have this span the full length of the porch and is de minimis.

Vote:
All in favor

Suggested Variance Conditions

Should the Board find to grant the variance, it may wish to consider the following conditions:

1. Variance No. 2018-050 is granted to Daniel G. Gavin and Stephanie L. Gavin, Trustees of the Gavin Family Trust, to allow the construction of a front porch to the single-family dwelling at 108 Sunset Lane, Barnstable, MA.
2. The front porch shall not exceed 36.1 feet by 7 feet, and shall not be located closer than 18.3 feet to Sunset Lane.
3. The site development shall be constructed in substantial conformance with the plan entitled "Site Plan of #108 Sunset Lane Barnstable, MA prepared for Daniel Gavin" dated August 17, 2018 drawn and stamped by Down Cape Engineering, Inc.
4. ~~The above described addition shall represent full build-out of the lot. No further additions shall be permitted without approval from the Board.~~
5. This decision shall be recorded at the Barnstable County Registry of Deeds and copies of the recorded decision shall be submitted to the Zoning Board of Appeals Office and the Building Division prior to issuance of a building permit. The rights authorized by this variance must be exercised within one year, unless extended.

Kyle notes that they will be removing Condition #4 in its entirety.

Vote:
All in favor

GRANTED WITH CONDITIONS

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

October 24, 2018, November 7, 2018¹, November 14, 2018, December 12, 2018

Adjournment

Motion is made by Jake Dewey and seconded by Paul Pinard to adjourn

Vote:
All in favor

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

¹ Special Hearing for the continuance of T-Mobile – Northeast, LLC., Appeal Nos. 2018-044 and 2018-047