



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 – Regular Member
Todd Walantis – Associate Member Mark Hansen – Associate Member Robert Twiss – Associate Member
David Bogan – 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, June 24, 2020

Alex opens the hearing at 7:04 PM as there is a quorum and reads the following:

This public hearing will be held on Wednesday, June 24, 2020 at the Barnstable Town Hall, 367 Main Street, Hyannis, MA, James H. Crocker Jr. Hearing Room located on the 2nd Floor, or by remote participation methods if the Zoning Board of Appeals is unable to hold a meeting in a public place that is open and physically accessible to the public due to the COVID-19 state of emergency in the Commonwealth of Massachusetts. Please review the official agenda filed with the Barnstable Town Clerk at least 48 hours in advance of the hearing at <https://www.townofbarnstable.us/Departments/TownClerk/> for information on public access.

Should a remote meeting be necessary, 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

<https://zoom.us/j/93146483990>

Meeting ID: 931 4648 3990

888 475 4499 US Toll-free

Meeting ID: 931 4648 3990

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 the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Anna Brigham: anna.brigham@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Access to meeting material is available by calling 508-862-4682 or emailing anna.brigham@town.barnstable.ma.us

Meeting material will also be available at <https://www.townofbarnstable.us/boardscommittees/ZoningBoard/> prior to the meeting.

Topics to be discussed:

Call to Order

Introduction of Board Members. **Alex takes attendance by roll call:**

Member	Attendance by Zoom	Attendance by Conference Call
Alex Rodolakis	x	
David Hirsch	x	
Herb Bodensiek		x

Jake Dewey	x	
Paul Pinard		x
Todd Walantis	Absent	Absent
Mark Hansen	x	
Bob Twiss	x	

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

Also present in the breakout room: Gordon Starr, Paul Wackrow

Alex Rodolakis reads the following into the record:

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

None

Old Business

Alex reads the following into the record:

7:00 PM Appeal No. 2019-050 1000 Main, LLC.

1000 Main LLC., has applied for a Special Permit pursuant to Section 240-20.B – West Barnstable Village Business District. The Applicant is seeking relief in order to store small traditional sailboats and to continue the pre-existing use of three residential units in the dwelling. The subject property is located at 1000 Main Street, West Barnstable, MA as shown on Assessor's Map 179 as Parcel 002. It is located in the West Barnstable Village Business District (WBVBD) and the Residence F (RF) Zoning Districts.

Continued from September 25, 2019. Members assigned: Alex Rodolakis, Herbert Bodensiek, Paul Pinard, Todd Walantis and Bob Twiss.

Time Extension Signed and Time Stamped – Decision due January 3, 2020. Continued from December 11, 2019. Time Extension signed – Decision Due: 04-27-20
Continued from April 8, 2020

Members Assigned tonight: Alex Rodolakis, Herb Bodensiek, Paul Pinard, Bob Twiss, Mark Hansen

Representative: Charles Sabatt, Esq speaks and asks for another continuance because his client has entered into a Purchase and Sales Agreement with a buyer for the property. Attorney Sabatt states that it is his understanding that the new owner will not be utilizing the property for boat storage and wants a less intense residential use. If the contract is consummated then the closing date will be July 10, 2020. However, should any issues arise or if the contract does not go through, then they would still like to have the option to come back before the board and revisit this issue.

Alex and Attorney Sabatt discuss dates. Alex asks members if anyone has an objection to this being continued. Consensus by voice says no.

Alex Rodolakis makes a motion to continue this matter to August 12, 2020 at 7:00 PM. Carol Puckett asks Attorney Sabatt if he would be agreeable to signing a time extension. Attorney Sabatt agrees.

Seconded by Paul Pinard

Roll call vote:

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis	Absent		
Mark Hansen	x		
Bob Twiss	x		

CONTINUED TO AUGUST 12, 2020 AT 7:00 PM

Alex reads the following into the record:

7:01 PM

Appeal No. 2020-004

West

Maryanne West, as Appellant, is appealing the Building Commissioner's issuance of a demolition permit. The Appellant is claiming that her family owns the dwelling and the demolition will cause undo harm to her family. The Assessor's Office lists the ownership as Sharon and Richard Briansky who purchased it on July 25, 2019. The subject property is 125 Wianno Circle, Osterville, MA as shown on Assessors Map 140 as Parcel 091. It is located in the Residence C (RC) Zoning District.

Continued from January 8, 2020 and from February 26, 2020. No members assigned, no testimony taken. Time Extension signed – Decision due 04-30-20. Continued from April 8, 2020.

Alex asks if anyone is here to represent MaryAnne West. MaryAnne West speaks via conference call. She states that she had spoken to a staff member today and that the legal ad that was run in the newspaper is incorrect and not approved by her. Therefore, she would like it renoticed. Alex informs Ms. West that there will be a fee for the legal ad and for postage in order to notify abutters. MaryAnne West agrees to pay for the legal and provide postage. Paul Wackrow – Senior Planner for Planning and Development is here via ZOOM and states that he did inform the applicant this morning about the fees and having this continued.

*Alex Rodolakis makes a motion to renotify this to the August 12, 2020 hearing
Roll call vote as follows:*

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis	Absent		
Mark Hansen	x		
Bob Twiss	x		

CONTINUED TO AUGUST 12, 2020 AT 7:00 PM

New Business

None

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

None

Upcoming Hearings

July 8, 2020, July 22, 2020

Adjournment

Motion to adjourn is made by David Hirsch and seconded by Paul Pinard.

Roll call vote

Member	AYE	NAY	ABSTAINED
Alex Rodolakis	x		
David Hirsch	x		
Herb Bodensiek	x		
Jake Dewey	x		
Paul Pinard	x		
Todd Walantis	Absent		
Mark Hansen	x		
Bob Twiss	x		

