



# Town of Barnstable

# Zoning Board of Appeals



[www.town.barnstable.ma.us/ZoningBoard](http://www.town.barnstable.ma.us/ZoningBoard)

#### Board Members:

Alex Rodolakis – Chair   David Hirsch – Vice Chair   Herbert Bodensiek – Clerk   Robin Young – Regular Member   Matthew Levesque – Associate Member  
Spencer Aaltonen – Associate Member   Jacob Dewey – Associate Member  
James Tinsley – Town Council Liaison

#### Staff Support

Elizabeth Jenkins – Director - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)   Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
Carol Puckett – Administrative Assistant – [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

## Agenda

### Wednesday, August 23, 2017

Hearing Room – 2<sup>nd</sup> Floor – 367 Main Street, Hyannis, MA

#### Call to Order

Introduction of Board Members

#### Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

#### Minutes

Approval of minutes of March 22, 2017, April 12, 2017 and April 26, 2017

#### Old Business

#### New Business

##### 7:00 PM Appeal No. 2017-055

##### Ciluzzi

John E. Ciluzzi, as prospective owner, is appealing the decision of the Building Commissioner to deny a building permit (B-17-1393) for the construction of a single-family home on a nonconforming lot. The property is located at 149 Beech Leaf Island, Centerville, MA as shown on Assessor's Map 187 as parcel 063-005. It is located in the Residence D-1 (RD-1) and Resource Protection Overlay Zoning Districts.

##### 7:01 PM Appeal No. 2017-060

##### Cape Cod Five Cents Savings Bank

The Cape Cod Five Cents Savings Bank has applied for Special Permits pursuant to 240-125(C): Zoning Board of Appeals Special Permit Provisions. The Applicant seeks permits for a Conditional Use pursuant to Section 240-25(C) Highway Business District Conditional Uses for a bank with drive-through; and, and relief pursuant to 240-93: Nonconforming buildings or Structures Not Used as Single- or Two-Family Dwellings to address preexisting landscape buffers, parking lot design, and, if necessary parking lot location and natural state requirements. The Applicant is proposing to combine and redevelop several parcels with a new state-of-the-art banking center. The proposal is to demolish the existing one-story, 32,255 gross square foot building at 1520 Iyannough Road and a 5,904 square foot, two-story office building at 131 Attucks Lane and replace with an approximately 78,220 square foot, two and half story office building. Also proposed is construction of a two-level parking structure with 99,733 square feet of raised covered parking deck, extensive renovations and improvements to the site entries, parking, driveway, and landscaping. The properties are located at 1520 Iyannough Road and 131 Attucks Lane, Hyannis, MA as shown on Assessor's Map 253 as Parcels 020-T00, 020-H00, 020-B00 and Map 254 as Parcel 012. The parcels are located in the Highway Business (HB) and Wellhead Protection Overlay Zoning Districts.

#### Correspondence

- Received 08-10-17 from Cape Cod Commission – Decision for the Cape Cod Training Center project that was approved by the Cape Cod Commission on August 3, 2017
- Received 08-10-17 from Cape Cod Commission – Notice of Referral to the Cape Cod Commission from the Town of Barnstable through the Building Commissioner to review a DRI application for Eco-Site Wakeby Road Wireless Communication Facility

#### Matters Not Reasonably Anticipated by the Chair

#### Upcoming Meetings

September 13, 2017, September 27, 2017, October 11, 2017, October 25, 2017, November 8, 2017, December 13, 2017

#### Adjournment

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