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BARNSTABLE, MASS.

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The Town of Barnstable

Growth Management Department

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Jo Anne Miller Buntich
Director

Barnstable



2007

TOWN OF BARNSTABLE ACCESSORY AFFORDABLE APARTMENT PROGRAM

MINUTES

April 11, 2012 – 6:00 pm

Town Hall, Hearing Room

Present: Laura F. Shufelt, Hearing Officer, Cindy L. Dabkowski, Accessory Apartment Program Coordinator

- Hearing Officer Laura F. Shufelt called the meeting to order at 6:00 p.m.

Appeal No. 2011-058 Bridges **Granted with Conditions**

- The Hearing Officer read the legal ad as published in the Barnstable Patriot
- Albert W. Bridges IV and Staci A Bridges attended the April 11, 2012 hearing and agreed to all conditions of Comprehensive Permit No. 2011-058.
- Members of the public were requested to comment.
- Hearing Officer Shufelt read into the hearing a letter dated March 25, 2012, submitted by Brendon Bricklin of 77 Kilkore Drive Hyannis. Copy submitted as attachment 1.
- Hearing Officer Shufelt acknowledged receipt of letter dated April 2, 2012 from Doria and George Malliaroudakis of 64 Kilkore Drive, copy submitted as attachment 2.
- Doria Malliaroudakis of 64 Kilkore Drive spoke of parking concerns at 78 Kilkore Drive Hyannis.
- Doria Malliaroudakis also spoke of traffic flow on Kilkore Drive Hyannis, MA
- Wayne Petrucci Sr. spoke of possible overcrowding of other homes on Kilkore Drive Hyannis.
- Ms Shufelt confirmed understanding of all Comprehensive Permit conditions with Mr. and Mrs. Bridges. The hearing officer ruled to grant Comprehensive Permit No. 2011-038 with conditions

Action: Comprehensive Permit No. 2011-058 Bridges is granted with conditions

Appeal No. 2012-012 Petrovits

Chapter 40B Comprehensive Permit

- The Hearing Officer read the legal ad as published in the Barnstable Patriot
- Mark B Petrovits attended the April 11, 2012 hearing and agreed to all conditions of Comprehensive Permit No. 2011-058
- Members of the public were requested to comment, no one spoke
- Ms Shufelt ruled to grant Comprehensive Permit No. 2012-012 with conditions

Action: Comprehensive Permit No. 2012-012 Petrovits is granted with conditions

6:00 PM

Appeal No. 2006-082 Goodwin Modification

- January 17, 2012 a deed was recorded at the Barnstable County Registry of deeds transferring ownership of 7 Thach Lane Hyannis, MA to Richard A. Shinn.
- The property is addressed 7 Thach Lane Hyannis, MA and is shown on Assessor's Map 292-as parcel 090. It is in RB Zoning District.
- Comprehensive Permit No. 2006-082 was modified to show Richard A. Shinn as the property owner.

Hearing officer approved minutes from March 14, 2012 as written

Hearing officer confirmed next meeting: May 9, 2012

There being no other business the hearing adjourned at 6:45 p.m.

Map/Parcel 272-005-006
Project/Applicant Name: Albert W. Bridges IV and Staci A. Bridges
Address: 78 Kilcore Drive Hyannis MA 02601
Hearing/Meeting Date: AAA P ZBA
hearing date April 11, 2012
6:00 p.m.

Date Rec'd	Materials Dated	# of Pages	From	To	Subject	Exhibit #
4/3/12	4/2/12	2	Doria + George Malliaroudakis and Board	Laura F. Shufelt	excessive cars parked at homes on Kilcore Dr. Hyannis	1
			64 Kilcore Drive Hyannis MA	members		

Map/Parcel 272-005-006
Project/Applicant Name: Albert W. Bridges IV and Staci A. Bridges
Address: 78 Kilcore Drive Hyannis MA 02601
Hearing/Meeting Date: AAA P - ZBA
hearing date April 11, 2012
6:00 p.m.

Date Rec'd	Materials Dated	# of Pages	From	To	Subject	Exhibit #
3/28/12	3/25/12	1	Brendon Bricklin 77 Kilcore Drive Hyannis, MA	Town of Barnstable Zoning Board of Appeals	No reservation to one-bedroom apt in lower level of 78 Kilcore Drive Hyannis MA	2

Map/Parcel
Project/Applicant Name:
Address:
Hearing/Meeting Date:

Date Rec'd	Materials Dated	# of Pages	From	To	Subject	Exhibit #

April 2, 2012

To: Town of Barnstable Zoning Board of Appeals

Re: Appeal No. 2011-058 (Bridges)

Dear Laura F. Shufelt and Board Members:

We are writing you this letter because we have serious concerns and issues about our street where we reside. We purchased our home almost 10 years ago and for the past 8 years we have lived here full time. My husband and I live directly next door to Mr. and Mrs. Bridges home on 78 Kilcore Drive, Hyannis, MA and we live directly across of street to Property owner, Brendon Bricklin. 77 Kilcore Drive, Hyannis.

This area is zoned for a single family home; however, for the past 8 years since we have lived here, there has been a constant flow of traffic coming in and out of both homes and have numerous cars parked in the driveways, religious retreat and bible studies. There have been many police visits/patrols in past as well. I have informed the Zoning commission, Health Department, Social Services in past of my concerns with no resolution.

With Regards to Appeal No: 2011-058 We have no issue with the term, Affordable Apartment Program. We want to be clear that the issue here lies in making this area quiet, and enjoyable to live in without the 7 cars parked in the driveway and flow of people that we already have for both homes 77 and 78 Kilcore. We have spent much money and time fixing our home as have other neighbors on the street and we do not think this is fair and just to allowing the addition of the one-bedroom apartment in the lower level of Mr. and Mrs. Bridges home. For us current single family owners who purchased homes purchased to have a quiet safe area to live and to be able to appreciate the area of privacy and beauty.

We have attached a letter that was sent by Brendon Bricklin. Owner/Landlord of the home on 77 Kilcore Drive, Hyannis to the Zoning Board dated March 25, 2012 writing on behalf of Mr. and Mrs. Bridges. Mr. Bricklin states in this letter that he *"has no reservations in allowing them to have a one-bedroom apartment in the lower level of the home"*. Why did he not have a problem with this? Because Mr. Bricklin does not live at 77 Kilcore Drive or on any street near the neighborhood. His current home address is 10 Fox Hollow Lane, Osterville, MA.

Since Mr. Bricklin does not live on this property he does not have to see or experience the constant traffic flow of those living there and driveways filled with cars. We do live here, this is our home, and we and other neighbors have issues with it. What is the purpose for this letter? Intent? Both property owners, Bricklin and Bridges, are currently renting out to more people

than should be in these homes. Of course this must be proved but we are not able to do this. This should not be a boarding house scenario, or religious camp retreat.

We plan on attending the Appeal Meeting on April 11, 2012 along with another Neighbor on our street, Dee and Wayne Petrucci who reside on 53 Kilcore Drive, Haynnis, MA 02601. We feel very strongly about stopping this Appeal and protecting our single family home neighborhood. We are looking for some resolution and need your help on how to control the overflow loading of people and cars in these homes and on our Street.

Should you have any questions please feel free to contact us at:

Respectfully,

Doria and George Malliaroudakis

64 Kilcore Drive, Haynnis, MA 02601

508 775-5837

c.c. Enclosed Letter

March 25, 2012

TOWN OF BARNSTABLE
2012 MAR 28 AM 8:29
GROWTH MANAGEMENT

To: Town of Barnstable Zoning Board of Appeals

RE: Appeal No. 2011-058 (Bridges)

Committee: AAAP - ZBA
Mtg. Date: April 11, 2012
Exhibit #: 2

Dear Laura Shufelt and board members,

I have had limited interaction with Mr. and Mrs. Bridges over the years, often around the neighborhood and about the community. I can say that they seem to be model citizens of Barnstable and the Cape community. They have always been friendly, helpful, and do a terrific job in making their property at 78 Kilcore Drive look very neat and well maintained.

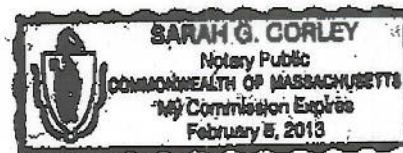
Since I will not be able to attend the April 11th hearing to speak for the benefit of Mr. and Mrs. Bridges, please accept this letter to convey my opinion to the board. I have no reservations in allowing them to have a one-bedroom apartment in the lower level of their home.

Please contact me if you have any questions.

Respectfully,

Brendon Bricklin

Brendon Bricklin
77 Kilcore Drive
Hyannis, MA 02601



The Commonwealth of Massachusetts
On this 26th day of MARCH, 2012,
BRENDON BRICKLIN
personally appeared before me, and proved to me through
satisfactory evidence of identification, which were MA FIREARMS
to be the person whose name is signed on the preceding or 10
attached document in my presence.

Sarah Corley
Sarah Corley
My Commission Expires 2/5/13 Notary Public