



Town of Barnstable
Zoning Board of Appeals
Agenda
August 6, 2008

Revised as of 07-14-08

7:00 PM Appeal 2008-036 - Continued Estate of Charles F. Crocker, Jr.
Way Appeal Issuance of Building Permit at 68 Pilots

Noticed for May 21, 2008, Opened June 11, 2008 and continued to August 6, 2008
No Members Assigned, No testimony Taken
Decision Due: September 18, 2008 (No extension)

Priscilla Dreier as Executrix of the Estate of Charles F. Crocker, Jr., has appealed the issuance of a building permit to develop a single-family dwelling at 68 Pilots Way, Barnstable, MA. The subject property is a 2.13 acre lot owned by Katie E. Gruner. It is shown on Assessor's Map 237 as parcel 007-001. The property is in a Residence F Zoning District.

7:15 PM Appeal 2008-051 - New Baker
Special Permit – Accessory Uses

Decision Due: November 4, 2008 - Extension in file (needs signature & time)

Mark L. Baker and Carol A. Baker have petitioned for a Special Permit pursuant to Section 240-44.A – Accessory Uses. The petitioners are seeking to install a seasonal dock on an accessory lot located across the road from the principal lot on which the single-family dwelling it serves is located. The principal residential lot is addressed 521 Shootflying Hill Road, Centerville, MA and is shown on Assessor's Map 193 as Parcel 049. The accessory lot is addressed 522 Shootflying Hill Road, Centerville, MA and is shown on Assessor's Map 193 as Parcel 028. Both lots are in a Residential D-1 Zoning District.

7:30 PM Appeal 2008-054 - New Shallow Pond Nominee Trust
and Sixty North Street Realty Trust
Conditional Use HB Drive Through Banking

Decision Due: November 4, 2008 – No Extension in file

Shallow Pond Nominee Trust and Sixty North Street Realty Trust have petitioned for a Special Permit pursuant to Section 240-25.C.(1) Conditional Use in a Highway Business District to allow for drive through banking. The petitioners seek to redevelop 2.34-acres of the property with 13,055 sq.ft., professional office and 2,500 sq.ft., bank including drive-thru banking. The special permit is required for the drive-thru banking facility. The property is addressed 1555 and 1575 Iyannough Road (Route 132), Hyannis, MA and is shown on Assessor's Map 253 as Parcels 016, 019-B00 and 019-T00. The property is located in the Highway Business Zoning District and the Residential D-1 Zoning District.

7:30 PM

Appeal 2008-055 - New

**Shallow Pond Nominee Trust
and Sixty North Street Realty Trust
Special Permit Reduction of Parking**

Decision Due: November 4, 2008 – No Extension in file

Shallow Pond Nominee Trust and Sixty North Street Realty Trust have petitioned for a Special Permit pursuant to Section 240-57 Reduction of Required On-site Parking. The petitioners are seeking a reduction in the number of required on-site parking spaces for the redevelopment of the property to professional offices and a bank with drive-thru facilities. The property is addressed 1555 and 1575 Iyannough Road (Route 132), Hyannis, MA and is shown on Assessor's Map 253 as Parcels 016, 019-B00 and 019-T00. The property is located in the Highway Business Zoning District and the Residential D-1 Zoning District.

7:30 PM

Appeal 2008-053 - New

**Shallow Pond Nominee Trust
and Sixty North Street Realty Trust
Variance Off-Street Parking**

Decision Due: September 26, 2008 – No Extension in file

Shallow Pond Nominee Trust and Sixty North Street Realty Trust have applied for a Variance to Section 240-56, Schedule of Off-Street Parking Requirements. The variance is sought to permit 52 accessory parking spaces to be located on a redevelopment site of 2.34-acres. A portion of the site is located in residential zoned land. The property is addressed 1555 and 1575 Iyannough Road (Route 132), Hyannis, MA and is shown on Assessor's Map 253 as Parcels 016, 019-B00 and 019-T00. The property is located in both the Highway Business Zoning District and the Residential D-1 Zoning District.

7:45 PM

Appeal 2008-041 - Continued

**Ellis
Use Variance**

Opened July 9, 2008, continued to August 6, 2008
No Members Assigned, No testimony Taken
Decision Due: September 10, 2008 (No Extension)

Susan W. Ellis has applied for a Use Variance. The applicant is seeking a variance from Section 240-11.A, Principal Permitted Uses, to allow for a second detached dwelling unit on the lot where zoning only allows one single-family dwelling unit per lot. The second dwelling is a former family apartment created within a detached accessory garage/barn structure located on the lot. The subject property is shown on Assessor's Map 208 as parcel 121, addressed as 393 Main Street, Centerville, MA. The property is in a Residence D-1 Zoning District and a Resource Protection Overlay District.

8:00 PM

Comprehensive Permit 2005-082

**Cotuit Equitable Housing LLC
Modification Request**

Cotuit Equitable Housing, LLC has requested a Modification of Comprehensive Permit No. 2005-082 issued for the development of 124 single-family dwellings on 50.44 acres. The subject property was

formerly addressed as 9999 Falmouth Road (Route 28), Cotuit, MA and shown on Assessor's Map 002 as parcel 002. That parcel has recently been subdivided as per plan approved by the Board and the area now addressed as 0 to 59 Dovetail Lane, 0 to 351 Pheasant Hill Circle, 16 to 71 Spring Brook Lane, 6 to 86 Osprey Drive, and 0 to 33 Eagle Lane, Cotuit, MA. The applicant has requested a modification of the comprehensive permit to allow for an alternative permit phasing schedule of market rate units to affordable rate units, changes in house designs and in location of the affordable units, and an extension of the time frame for design and permit request for the signalization at Route 28 and Noisy Hole Road.

Open Chairman's Discussion