



Town of Barnstable
Zoning Board of Appeals
Agenda
August 11, 2010

The following hearings will be held at Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor.
Meeting notice previously filed with Town Clerk
Revised as of 08-05-10

Approval of Minutes

Minutes from April 14, 2010, April 28, 2010, May 12, 2010, May 26, 2010, June 9, 2010, June 23, 2010 & July 14, 2010

7:00 PM **Appeal No. 2010-024 - New** **Sullivan**
Variance to Developed Lot Protection

Staff Report, Application Materials and Memorandum in Support enclosed.

John D. & Kathleen R. Sullivan have applied for a Variance to Section 240-91.H (1)(b [1] Developed Lot Protection or in the alternative, a Variance to Section 240-11.E – Bulk Regulations – Minimum Lot Area. The applicants are proposing to demolish and construct a new, three bedroom single-family dwelling which exceeds the 20% lot coverage permitted when demolishing and rebuilding on an undersized residential lot. The property is addressed 564 Old Craigville Beach Road, Centerville, MA and is shown on Assessor's Map 226 as parcel 177. It is in a Residence B Zoning District.

7:10 PM **Appeal No. 2010-025 - New** **Touhey**
Variance to Home Occupation

Staff Report and Application Materials enclosed.

Carrie-Lee Touhey has applied for a Variance to Section 240-46 Home Occupation. The applicant is seeking the variance to allow, as a home occupation, the preparation of baked goods and sale of the baked goods via internet orders from the residential premises. The property is addressed as 36 Harrington Way, Hyannis, MA and is shown on Assessors Map 288 as parcel 051. It is in a Residence B Zoning District.

7:20PM **Appeal No. 2009-025 – Continued** **EAC Disposal, Inc.**
Modification of Variance No. 1996-14

Opened April 1, 2009, continued, May 20, 2009, August 5, 2009, September 23, 2009, November 4, 2009 December 9, 2009, February 10, 2010, moved to February 24, 2010, April 14, 2010, May 26, 2010, July 14, 2010 and to August 11, 2010

Continued for an update on Outside Consultant.

Board Members Assigned: William H. Newton, George T. Zevitas, Brian Florence, Alex M. Rodolakis, Laura F. Shufelt

Decision Due: June 18, 2011

EAC Disposal, Inc., d/b/a Cape Resources Company has applied for a Modification of Variance No. 1996-14. The modification is sought to allow for revisions to the site that include a new wood processor and staging area, alteration to interior site circulation, and additions and alterations to screening berms and landscape. The property is addressed 280 Old Falmouth Road, Marstons Mills, MA as shown on Assessor's Map 100 as parcel 008. The lot is in a Residence F Zoning District

7:25 PM **Appeal No. 2010-018 – Continued**

Vinagre
Variance for a Detached Family Apartment

Opened, May 12, 2010, continued June 9, 2010, July 14, 2010 and to August 11, 2010.

No Members Assigned, No Testimony Given

Staff Report and Application Materials previously distributed to the Board.

Decision Due: October 7, 2010

Norberto H. Vinagre has applied for a Variance to Section 240-47.1. Family Apartments. The applicant seeks a variance to allow for an existing apartment unit that is located in a detached structure to be utilized as a family apartment. The subject property is shown on Assessor's Map 209 as Parcel 071 and addressed 122 Old Stage Road, Centerville, MA. It is in a Residential D-1 and a Residential C Zoning Districts.

7:30 P.M. **Comprehensive Permit No. 2003-90**

JDJ Housing Development, LLC
The Village Green - Modification Request

Staff Report, Modification Request Letter with revised plans and Copies of Past Permit Materials enclosed.

Note: The Public is encouraged to check with the Board's office (508-862-4685) to assure that this hearing will be going forward as the applicant has indicated that may request a continuance.

JDJ Housing Development, LLC and Dakota Partners, Inc., have requested a modification of Comprehensive Permit No. 2003-090 as previously modified for the development of The Village Green. The modification request seeks to make changes to the approved plans for the development including: changes in the unit types and area, increase in building footprints and gross building area, interior layout and exterior changes in the proposed structures, integration of the community club house into one of the apartment buildings, adjustments to the site plan to accommodate the building changes, and to modify the distribution of affordable units and workforce housing units amongst the buildings and also to allow the option to change the subsidy program to include the state and federal Low Income Housing Tax Credit Program. The subject property is addressed 0 Independence Drive, Barnstable, MA, and is shown on Assessor's Map 332 as parcel 010-001. The property is zoned IND - Industrial and GP - Groundwater Protection Overlay Zoning Districts.

Open **Chairman's Discussion**
