



**Town of Barnstable**  
**Zoning Board of Appeals**  
**Agenda**  
**January 19, 2011**

Revised as of January 14, 2011

The following hearing will be held at Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2<sup>nd</sup> Floor.  
Meeting notice previously filed with Town Clerk

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**Approval of minutes from January 5, 2011**

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**7:00 PM      Appeal No. 2011-001      Iyanough Road Trust**

Iyanough Road Trust has applied for two special permits to allow for the alteration and expansion of a nonconforming building and a nonconforming use. The first permit is sought pursuant to Section 240-93 B - Alterations or Expansions in a Pre-existing Nonconforming Building or Structure to allow for the construction of a 2000 sq. ft. addition not in conformity to the required yard setbacks and to retain certain nonconformities in the site. The addition is for added storage space and to accommodate the store's recycling facility. The second permit is sought pursuant to Section 240-94 B - Expansion of a Pre-existing Nonconforming Use or in the alternative, a conditional use special permit pursuant to Section 240-25.C(1) Conditional Uses in the Highway Business District to allow the retail sales of liquor. The property is the Parker's Liquor Store at 1156 Iyanough Road (Route 132), Hyannis, MA. It is shown on Assessor's Map 274 as parcel 006. The property is zoned Highway Business and B Business.

**7:15 PM      Comp Permit 2003-090      JDJ Housing Development LLC, - Dakota Partners, Inc -  
The Village Green**

JDJ Housing Development, LLC and Dakota Partners, Inc., have requested a modification of Comprehensive Permit 2003-090 issued for the development of the Village Green, a 148 unit rental apartment development with 37 units committed to affordable housing on 14.32 acres. The Applicant seeks to change the total number of units from 148 to 120 units and to change the number of affordable units from 37 units committed to low and moderate-income households to 30 units committed to low and moderate-income households and to change units committed to workforce housing from 14 units to 8 units to be committed to households earning between 81% and 120% of the area's median income. The proposal will decrease the number of apartment buildings from five to four and a separate building for management and common space, decrease the number of units and increase the size of the living area within all of the units which thus increases the size of the building footprints and gross building area. The property is addressed 0 Independence Drive, formerly 770 Independence Drive, Barnstable, MA, as shown on Assessor's Map 332 as Parcel 010-001, located in the Industrial Zoning District, and Wellhead and Groundwater Protection Districts.

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**Open**

**Chair's Discussion**

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