



Town of Barnstable
Zoning Board of Appeals
Agenda
October 26, 2011

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

Introduction of Board Members

7:00 PM Appeal No. 2011-008 - Continued

**Stuborn Limited Partnership,
Stuart Bornstein- General Partner
Use Variance**

Stuborn Limited Partnership, Stuart Bornstein – General Partner, has applied for a Variance to §240-23 Marine Business B District – Permitted Uses. The applicant is requesting a variance to allow a single-family residential dwelling (detached) in the MB-B District. The applicant proposes to demolish and remove the majority of the existing structure and construct a new, six bedroom single-family residence with an attached garage and attached guest house on the property. The applicant is proposing to retain approximately 1000 square feet of the structure per order of the Old King’s Highway Regional Historic District Commission. The property is addressed as 153 Freezer Road, Barnstable, MA as shown on Assessor’s Map 301 as parcel 006. It is in a Marine Business B (MB-B) District.

Opened May 25, 2011, continued to July 13, 2011, August 10, 2011, September 14, 2011 and October 26, 2011.

Members assigned on May 25, 2011: William Newton, Michael Hersey, Craig Larson, George Zevitas, Laura Shufelt. Present: Brian Florence. Recused: Alex Rodolakis.

Decision Due: October 31, 2011

7:05 PM Appeal No. 2011-048 - New

**Integrative Medicine &
Holistic Wellness Center, LLC
Special Permit – Conditional Uses**

Integrative Medicine & Holistic Wellness Center, LLC, has petitioned for a Conditional Use Special Permit in accordance with Section 240-25 C(1) – Conditional Uses in the HB Business District. The Applicant is seeking a Special Permit for continuation of a chiropractic office, which is preexisting nonconforming, and to include traditional medical office uses on a limited basis. The property is addressed 677 West Main Street, Hyannis, MA as shown on Assessor’s Map 248 as parcel 078. It is in the Highway Business and Residence B Zoning Districts.

Decision Due: January 24, 2012

7:10 PM Appeal No. 2011-049 – New

**Elwell
Special Permit – Conditional Uses**

Todd C. Elwell has applied for a Special Permit in accordance with Section 240-11 C(1) – Conditional Uses in the RB District. The applicant seeks a Special Permit for renting of rooms to no more than six lodgers in one multiple-unit dwelling. The property is addressed 45 Newton Street, Hyannis, MA as shown on Assessor’s Map 308 as parcel 158. It is in a Residence B Zoning District.

Decision Due: January 24, 2012

7:15 PM Appeal No. 2011-050 – New

**McCowan Cotuit Trust & Pelletier
Realty Trust
Variance – Bulk Regulations**

Pelletier Realty Trust and McCowan Cotuit Trust 1992 have petitioned for a Variance in accordance with Section 240-14(E) – Bulk Regulations, Minimum Frontage Requirement. The Petitioners propose to merge the two properties into a single lot, lawful for residential purposes, with a combined total of 122.36 feet of frontage. In connection with this proposal, variance relief from the 150 foot minimum frontage requirement of the RF District is requested. The properties are addressed as 1372 and 1376 Main Street, Cotuit, MA as shown on Assessor's Map 033 as parcels 024 & 046. They are in a Residential F zoning district and a Resource Protection Overlay District.

Decision Due: January 2, 2012

Open Chair's Discussion

Discussion of ZBA proposed dates for 2012

Upcoming Meetings:

November	9
December	14