



Town of Barnstable

Zoning Board of Appeals

Agenda

Wednesday, July 10, 2013

2nd Floor Hearing Room – 367 Main Street, Hyannis, MA

Call to Order

Introduction of Board Members

Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

Election of Officers

In accordance with MGL Chapter 40A Section 12, Section 240-125 of the Zoning Ordinance and the Zoning Board of Appeals Rules and Regulations, notice is hereby given that the Zoning Board will hold its annual election from its membership for Chair, Vice-Chair and Clerk.

Approval of Minutes

Minutes from June 12, 2013

New Business

7:00 PM

Request for 6-Month Extension

Bow Lane Realty Trust

By letter received June 30, 2013, William F. Swift & Wendy S. Lapine, Trustees of Bow Lane Realty Trust have requested a 6-month extension of Variance No. 2012-046, filed August 31, 2012. The variance was granted for properties located at 46 Bow Lane & 1758 Hyannis Road, Barnstable, MA on Assessor's Map 299 as parcels 049 & 053. Relief was granted from lot shape factor, contiguous upland, and minimum side yard setback requirements.

MGL Chapter 40A, Section 10 authorizes the Zoning Board of Appeals to grant one extension of a variance for a period not to exceed 6 months. A public hearing is not required.

7:00 PM

Appeal No. 2013-036

Lynch/Rodriguez/Pollard

Christopher Lynch & Raquel Rodriguez as owners of 234 Little River Road and Douglas C. and Patty Pollard as owners of 218 Little River Road have applied for variances from §240-36 RPOD Resource Protection Overlay District and §240-7 Lot Shape Factor. The Applicants seek to reconfigure their common lot line by exchanging an equal area of property. The land swap will result in two, 1.39 acre developed lots exceeding the maximum allowed lot shape factor. The properties are located at 218 and 234 Little River Road, Cotuit,

MA as shown on Assessor's Map as 054 as Parcels 006/004 and 006/005. They are in the Residence F Zoning District and the Resource Protection Overlay District.

7:05 PM

Appeal No. 2013-038

Gosnold, Inc.

Gosnold, Inc. is appealing the Building Commissioner's determination that the proposed use of property at 1185 Falmouth Road is a 'medical use' requiring special permit relief and is seeking to qualify the use as an exempt educational use under MGL Ch 40A §3. Gosnold is a nonprofit corporation that provides addiction and mental health outpatient treatment. The Appellant is proposing to expand their leased facility by 2,000 sq.ft; the facility provides educational counseling and treatment services to persons afflicted with addiction and mental health issues. The property is located at 1185 Falmouth Road, Centerville, MA as shown on Assessor's Map 229 as Parcel 100-003. It is in a Highway Business (HB) zoning district.

7:05 PM

Appeal No. 2013-037

Gosnold, Inc.

Gosnold, Inc., as lessee, is petitioning for a Conditional Use Special Permit in accordance with §240-25C Conditional Uses in the Highway Business zoning district to allow medical use within an existing structure. The petitioner is proposing to utilize an existing 22,736 gross sq.ft building to provide educational counseling and treatment services to persons afflicted with addiction and mental health issues. The property is located at 1185 Falmouth Road, Centerville, MA as shown on Assessor's Map 229 as Parcel 100-003. It is in a Highway Business (HB) zoning district

Correspondence

Other Business

Upcoming Meetings

July	24
August	14 & 28
September	11 & 25
October	9 & 23
November	13
December	11