



Town of Barnstable Zoning Board of Appeals

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Agenda

Wednesday, February 12, 2014

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.

Approval of Minutes

Postponed until next meeting

Executive Session

The Zoning Board of Appeals may vote to go into Executive Session under G.L. c. 30A §21(a)(3), if the chair declares that an open meeting may have a detrimental effect on the litigating position of the Committee, the Zoning Board of Appeals may vote to go into executive session to discuss litigation strategy with regard to the following pending cases:

- 1) Nathaniel A. Gregory v. Town of Barnstable Zoning Board of Appeals
- 2) Cape Resources v. Town of Barnstable Zoning Board of Appeals

If so voted, the Executive Session will be held in the Town Council Conference Room at 7:00 P.M.

New Business

7:10 PM Comprehensive Permit No. 2005-013

Osterville Landing

A request has been submitted for a minor modification of Comprehensive Permit No. 2005-013, issued for the development of the 11-unit “Osterville Landing” project on Darby Way in Osterville. The request is to transfer the Comprehensive Permit from Brian T. Dacey, Trustee of Osterville Landing Trust to KTW Group, LLC.

7:00 PM Appeal No. 2014-003

Gahan

John W. Gahan III and Catherine Gahan have petitioned for a Special Permit pursuant to §240-131.4(D)(2) to remodel and construct a new addition to an existing single-family dwelling. The Petitioners are proposing a new foundation and first and second floor additions, which will increase the gross floor area of the dwelling from 1,284 square feet to 1,602 square feet. The property is located at 95 Summerbell Avenue, Centerville, MA as shown on Assessor’s Map 226 as Parcel 060. It is in the Craigville Beach Zoning District – Craigville Beach Neighborhood.

7:04 PM Appeal No. 2014-005

Bogert

William B. & Natalie Bogert have petitioned for a Special Permit pursuant to §240-91.H(3) Nonconforming Lots. The petitioners are proposing to demolish an existing 2,404 gross square foot single-family dwelling and construct a new single-family dwelling with approximately 3,051 gross square feet of floor area. The new structure will not comply with the setbacks from wetlands and great ponds required by §240-7(G), but will be more conforming than the existing structure. The property is located at 160 Tern Lane, Centerville, MA as shown on Assessor’s Map 212 as Parcel 015. It is in a Residence D-1 zoning district.

7:06 PM Appeal No. 2014-006

Croy

Michael Gaspard has petitioned on behalf of Robert & Lauren Croy for a Special Permit pursuant to §240-131.4(D)(2) to renovate and expand a single-family dwelling in the Craigville Beach District. The second-floor expansion will consist of a new dormer and 160 square feet of gross floor area. The property is located at 117 Lake Elizabeth Drive, Centerville, MA as shown on Assessor's Map 226 as Parcel 053. It is in the Craigville Beach Zoning District – Craigville Beach Neighborhood.

Applicant has requested to withdraw the application.

7:08 PM Appeal No. 2014-007

Ling & K, Inc.

Ling & K, Inc., as lessee, has petitioned for a Special Permit pursuant to §240-28(C)(2) to operate a full service restaurant in the Service and Distribution-1 Zoning District. The petitioners are proposing to establish the restaurant in a 2,156 square foot leased area in an existing multi-tenant building. The property is located at 1560 Old Post Road (Unit C), Marstons Mills, MA as shown on Assessor's Map 058 as Parcel 022. It is in the Service and Distribution-1 Zoning District.

7:02 PM Appeal No. 2014-004

Dunhill Companies, LTD.

This application has been readvertised for the February 26, 2014 meeting.

Dunhill Companies, LTD. has petitioned for a Special Permit pursuant to §240-94(A) Change of a nonconforming use to another nonconforming use. The petitioner seeks to change an existing use of the subject property from a contractor's yard to a cold storage use for boats. The property is located at 182 Osterville/West Barnstable Road, Osterville, MA as shown on Assessor's Map 120 as Parcel 005. It is in the Residential C Zoning District, Resource Protection Overlay District, and Wellhead Protection Overlay District.

Correspondence

Other Business

Next Regularly Scheduled Hearings: February 26; March 12; March 26

Adjourn