



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Craig Larson – Chair Brian Florence – Vice Chair Alex Rodolakis – Clerk George Zevitas – Member
David A. Hirsch – Associate Member Herbert Bodensiek – Associate Member
James Tinsley – Town Council Liaison

Staff Support

Elizabeth Jenkins – Principal Planner - elizabeth.jenkins@town.barnstable.ma.us
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, August 13 , 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

Minutes of June 11, 25 and July 9, 2014

New Business

7:00 PM Appeal Nos. 2014-038 & 2014-040

Wianno Club

The Wianno Club has petitioned for special permits pursuant to Section 240-93(B) Expansion of Nonconforming Buildings or Structures and Section 240-94(B) Expansion of a Pre-existing Nonconforming Use, and modifications of permit Nos. 1955-010, 1959-060 and 1962-034 as necessary. The petitioner seeks to add a timber deck to the seaward face of the main club house and to permit an existing patio. The new deck will provide a connection between two existing dining rooms and will serve as a waiting area for dining room patrons. The property is located at 107 Sea View Avenue, Osterville, MA as shown on Assessor's Map 162 as Parcel 024. It is in the Residence F-1 Zoning District.

7:01 PM Appeal No. 2014-041

GCMB Enterprise Inc., Ana DeSausa

GCMB Enterprise Inc., Ana DeSausa (dba Tropical Smoothies Café) has petitioned for a Conditional Use Special Permit in accordance with Section 240-25.C(1) – Conditional uses in the Highway Business District. The petitioner is proposing to establish a café-restaurant use within the existing shopping plaza at 317 Route 28 (Falmouth Road) aka 489 Bearse's Way, Hyannis MA. The restaurant is to occupy Units 6 & 7 (approximately 3,850 sq.ft.) in the plaza. The subject property is addressed as 489 Bearse's Way, Hyannis, MA and is shown on Assessor's Map 292 as Parcels 077 and 303. It is in the Highway Business Zoning District and partly in the Residential B Zoning District.

7:03 PM Appeal No. 2014-042

Bogert

William B. & Natalie Bogert have petitioned for a Special Permit pursuant to §240-91.H(3) Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lot by Special Permit. The petitioners are proposing to demolish an existing one-story, 2,404 gross sq. ft. single-family dwelling and construct a new two-story, 4,035 gross sq. ft. single-family dwelling. The proposed new structure will not comply with the 35-foot and 50-foot setbacks to 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

Correspondence

Letter dated July 11, 2014 from Attorney Peter L. O’Keeffe waiving rights of Joseph and Carol Rodriguez, owners of 11 Freezer Road, Barnstable, MA in requesting a variance for the unpermitted apartment at same property

Notice from Cape Cod Commission on ICE/Sprint Tower Barnstable – Minor Modification Type 1 to the Development of Regional Impact Decision #TR20069

Letter dated July 30, 2014 received from Town Attorney’s office regarding EAC Disposal, Inc., dba v. Barnstable Zoning Board of Appeals Requesting a Notice of Status Review.

Other Business

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.

Next Meetings:

September 10; October 8; October 22

Adjourn

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Board may go into executive session. The Board may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Zoning Board of Appeals office located at 200 Main Street, Hyannis, MA