



Town of Barnstable Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Alex Rodolakis – Chair David Hirsch – Vice Chair Herbert Bodensiek – Clerk Robin Young – Regular Member Matthew Levesque – Associate Member
Spencer Aaltonen – Associate Member Jacob Dewey – Associate Member
James Tinsley – Town Council Liaison

Staff Support

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

Agenda

Wednesday, August 9, 2017

Hearing Room – 2nd Floor – 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.

Old Business

7:00 PM Appeal No. 2017-051

Julius, Wentzel, Dubec

John Julius, Laura Wentzel and Susan Dubec have filed a “Notice of Appeal” of a Site Plan Review Committee decision (#024-17) issued for a non-profit educational group residence operated by Homeless Not Hopeless, Inc. at 95 Chase Street, Hyannis. The subject property is located at 95 Chase Street, Hyannis, MA as shown on Assessor’s Map 307 as Parcel 134. It is located in the Residence B (RB) Zoning District.

Continued from July 26, 2017. No members assigned, no testimony taken.

New Business

7:00 PM Appeal No. 2017-058

Ciccarelli

Eugene C. Ciccarelli, III, individually and Eugene C. Ciccarelli, III, and Susan C. Evans, Trustees of the Margaret E. Ciccarelli 1999 Trust, are seeking a decision from the Board upholding the Building Commissioners issuance of Building Permit No. 17-1781 for the construction of a single-family home on a nonconforming lot. Pursuant to Section 240-88, the Applicants are seeking a review of materials and a decision supported by specific findings that no merger has occurred. The property is located at 40 Hathaway Road, Osterville, MA as shown on Assessor’s Map 115 as Parcel 016. It is located in the Residence F-1 (RF-1) and Resource Protection Overlay Zoning Districts.

7:01 PM Appeal No. 2017-059

Bassil

Elie Bassil, Trustee, has applied for a Modification of Conditional Use Special Permit No. 2015-016 in order to convert approximately 285 square feet of retail space to food service within the existing convenience store. The property is located at 199 Falmouth Road, Hyannis, MA as shown on Assessor’s Map 311 as Parcel 079. It is located in the Highway Business (HB) and Groundwater Protection Overlay Zoning Districts.

Correspondence

Received 07-24-17 from Cape Cod Commission (CCC) – Development of Regional Impact Decision for the Cape Cod Five Hyannis Banking Center project that was approved by the CCC on July 20, 2017.

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

August 23, 2017, September 13, 2017, September 27, 2017, October 11, 2017, October 25, 2017, November 8, 2017, December 13, 2017

Adjournment

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