



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 Jacob Dewey – Regular Member
Kyle Evancoe – Associate Member Todd Walantis – 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, March 28, 2018

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

7:01 PM Appeal No. 2018-007

MPG Corporation and 1617 Falmouth Rd. Series of PB&C

MPG Corporation (Centerville Convenience Center) and 1617 Falmouth Rd. Series of PB&C, LLC., as co-applicants, are seeking a Special Permit pursuant to Chapter 240-93 Nonconforming buildings or structures not used as single or two-family dwellings and Chapter 240-94 Nonconforming Use. The Applicants are proposing to demolish the existing gas station and construct a 5,000 square foot building plus canopy and gas islands, service station with gasoline/diesel dispersers, automobile repair, and retail. The building will consist of retail sales, including 14 seats and a drive-through window. Numerous site improvements are also proposed. The property is located at 1617 Falmouth Road (Rte. 28), Centerville as shown on Assessors Map 209, Parcel 085. It is located in the Highway Office (HO) and Residence C (RC) Zoning Districts.

Opened January 24, 2018. Members Assigned: Alex Rodolakis, David Hirsch, Herb Bodensiek, Jacob Dewey, Paul Pinard. Continued to February 28, 2018 – No testimony taken. Continued again to March 14, 2018. Open and continued from March 14, 2018 – No testimony taken.

7:00 PM Appeal No. 2017-071

Beauregard

Todd and Anne Beauregard have applied for a Special Permit pursuant to Section 240-92(B) Nonconforming Buildings or Structures used as Single- and two-family residences. The applicants are proposing to construct a two-story, 1,180 square foot addition which will encroach into a front yard setback creating an intensification which requires a Special Permit. The subject property is addressed 8 East Avenue, Osterville, MA, as shown on Assessor's Map 139 as Parcel 075. It is located in the Residential F-1 Zoning District

Opened January 24, 2018. During assignment of members, Herb Bodensiek recuses himself. Attorney Ford is asked if he would go forward with four members, he declines and asks to continue to February 14th when perhaps there will be five members. No testimony taken. Continued from February 14, 2018. No members assigned, no testimony taken. Continued again to March 14, 2018. Open and continued from March 14, 2018 – No testimony taken.

7:00 PM Appeal No. 2018-014

Gerardin

Marie and Robert Gerardin are applying for a Special Permit in accordance with Section 240-131. 4. D. (2) Change, Expansion, Alteration by Special Permit and Section 240-7.G. (1) Setbacks to Wetlands. The applicants are proposing to enclose an existing covered porch, adding 206 square feet of living space, and to add a flat roof which is not in compliance with the ordinance requirements of maintaining a pitch of at least six over twelve. The property is located at 23 Laurel Avenue, Centerville, MA as shown on Assessor's Map 226 as Parcel 077. It is located in the Craigville Beach District (CBD) and the Craigville Village Overlay (CV) Zoning Districts.

Opened February 28, 2018 – No members assigned, no testimony taken. Continued to March 14, 2018. Open and continued from March 14, 2018 – No testimony taken.

7:01 PM Appeal No. 2018-015

JNJ Holdings, LLC

JNJ Holdings, LLC have applied for a Special Permit under Section 240-25 HB Conditional Use, Section 240-35 Well Protection Overlay District, Section 240-53 Landscape Requirements for Parking Lots and Setbacks, Section 240-54 Location of parking lot in relationship to building, and Section 240-57 Circumstances Warranting Reduction of Requirements. The Applicant is proposing to demolish the existing structure, remove the underground tanks, and construct a quick change oil facility building of 6,324 square feet, five service bays, with paving and landscaping. The property is located at 326 West Main Street, Hyannis, MA as shown on Assessors Map 269 Parcel 159. It is located in the Highway Business (HB) and Residence B (RB) Zoning Districts and Well Protection (WP) Overlay District.

New Business

7:00 PM Appeal No. 2018-018

Mullen

Paula Mullen is applying for a Special Permit in accordance with Section 240-47.1.A.(1) Family Apartments. The applicant is proposing to construct a family apartment within the principal dwelling in excess of the 50% of the square footage of the existing single-family dwelling allowed by the Ordinance. The property is located at 18 Frazier Way, Marstons Mills, MA as shown on Assessor's Map 057 as Parcel 006-002. It is located in the Residence F (RF) Zoning District.

7:01 PM Appeal No. 2018-020

120 Yarmouth Road, LLC.

120 Yarmouth Road, LLC., as prospective owners, have petitioned for a Variance from Section 240-35.G – WP Well Protection Overlay District regulations. The petitioners are proposing to demolish two existing structures, one at 100 Yarmouth Road and the other at 120 Yarmouth Road, Hyannis, MA and to construct a new, 5,155 square foot, one-story medical office building. The current maximum lot coverage by impervious surfaces in the Wellhead Protection Overlay District is 50%. The proposed impervious lot coverage is proposed at 63.33%. The subject properties are located at 100, 106 and 120 Yarmouth Road, Hyannis, MA as shown on Assessor's Map 328 as parcels 194, 196 and 197. It is located in the Medical Services (MS) and WP Well Protection Overlay Zoning Districts.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

April 11, 2018, April 25, 2018, May 9, 2018, May 23, 2018

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