



Town of Barnstable Zoning Board of Appeals

Board Members:

Alex Rodolakis – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Jacob Dewey – Regular Member Paul Pinard – Regular Member
Todd Walantis – Associate Member Mark Hansen – 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, April 24, 2019

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 and 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

7:03 PM

Appeal No. 2019-009

Zullo

John Zullo has petitioned for a Modification of Variance 1996-114 in order to remove Conditions No. 3 and No. 9 which required one of the four permitted units to be owner-occupied. The subject property is located at 54 Main Street, Hyannis, MA as shown on Assessor's Map 342 as Parcel 025. It is located in the Medical Services (MS) Zoning District.

Hearing opened and continued from March 13, 2019. Members assigned: Alex Rodolakis, Jacob Dewey, Herbert Bodensiek, Paul Pinard, Mark Hansen. Other members present: Todd Walantis.

New Business

7:00 PM

Appeal No. 2019-020

Head/Lanciani

Kevin C. Head and Frank Lanciani have applied for a Special Permit in accordance with Section 240-92.B – Nonconforming Building or Structures used as Single or Two-Family Residences. The applicants are proposing to expand and convert the existing accessory structure (garage) by adding a second floor for a recreation room and by constructing a 6'X24' addition to the first floor to be used as a laundry room and office. The subject property is located at 132 Bacon Road, Hyannis, MA as shown on Assessor's Map 309 as parcel 038. It is located in the Residence B (RB) Zoning District.

7:01 PM

Appeal No. 2019-021

Keller Company, Inc.

Keller Company, Inc., has petitioned for a Use Variance in accordance with Section 240-32.A – Principal Permitted Uses in the IND Limited Industrial Zoning District in order to allow for a multi-family residential (apartment) building. The Petitioner is proposing to demolish the existing structure and construct an approximate 39,000 square foot, three (3) story building with twenty-nine (29), two (2) bedroom residential apartment units with associated site improvements including parking, drainage and stormwater management facilities, underground utilities, site lighting and landscaping. The property is located at 206 Breed's Hill Road, Barnstable, MA as shown on Assessor's Map 314 as Parcel 025-000. It is located in the Industrial-Limited (IND-Ltd) Zoning District.

7:02 PM

Appeal No. 2019-022

Keller Company, Inc.

Keller Company, Inc., has petitioned for a Variance in accordance with Section 240-32.E – Bulk Regulations in the IND Limited Industrial Zoning District – Maximum Building Height in order to allow maximum height of three (3) stories and 36 feet in height and a Variance pursuant to Section 240-32.F – Special Screening Standards in order to permit a forty-five (45) foot buffer along Breed's Hill Road frontage. The Petitioner is proposing to demolish the existing structure and construct an approximate 39,000 square foot, three (3) story, 36 feet in height, building with twenty-nine (29), two (2) bedroom residential apartment units with associated site improvements including parking, drainage and stormwater management facilities, underground utilities, site lighting and landscaping. The property is located at 206 Breed's Hill Road, Barnstable, MA as shown on Assessor's Map 314 as Parcel 025-000. It is located in the Industrial-Limited (IND-Ltd) Zoning District.

7:03 PM Appeal No. 2019-023

Zaino

Scott J. and Nadine A. Zaino have petitioned for a Variance in accordance with Section 240-14 E – Bulk Regulations in the RF Zoning District – Minimum side yard setbacks. The Petitioner is proposing to construct a 10 foot by 12 foot pool shed approximately 1 foot from the northerly lot line. The property is located at 68 Indian Spring Road, West Barnstable, MA as shown on Assessors Map 133 as Parcel 036. It is located in the Residence F (R-F) Zoning District.

7:04 PM Appeal No. 2019-024

Cotter

Elizabeth K. Cotter Trust has applied for a Special Permit in accordance with Section 240-47.1 – Family Apartments. The Applicant is proposing to add kitchen facilities in order to use the pool house as a detached family apartment. The property is located at 219 Green Dunes Drive, Centerville, MA as shown on Assessors Map 245 as Parcel 024. It is located in the Residence D-1 (RD-1) Zoning District.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

May 8, 2019; May 22, 2019; June 12, 2019

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