

# Town of Barnstable

Town Clerk Time Stamp Date:

48 Hour Notice of Meetings of Town Departments and all Town Boards  
As required by Chapter 28 of the Acts of 2009 which amends MGL  
Chapter 30A

21 OCT '20 PM 3:36  
BARNSTABLE TOWN CLERK

## Zoning Board of Appeals

Name of Public Body: Committee, Board, or Commission

**Wednesday, October 28, 2020**

**7:00 PM**

Date of Meeting:

Time:

## See Special Instructions

Place: Meeting Room; Meeting Room Location

The Zoning Board of Appeals Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Zoning Board of Appeals meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Zoning Board of Appeals by utilizing the Zoom link or telephone number and Meeting ID provided below:

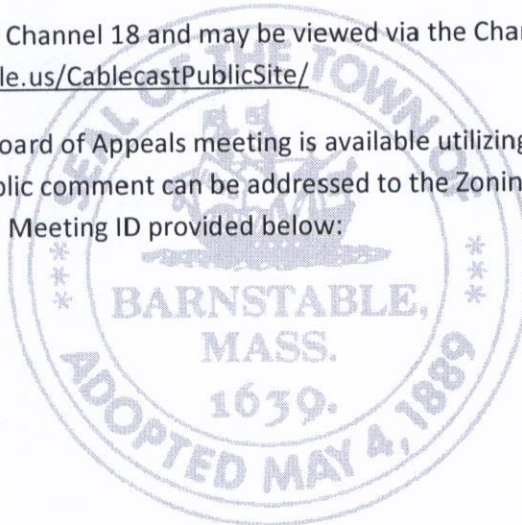
Join Zoom Meeting

<https://zoom.us/j/97781342314>

Meeting ID: 977 8134 2314

888 475 4499 US Toll-free

Meeting ID: 977 8134 2314



3. Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely and are not permitted to be physically present at the meeting, and may participate through accessing the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us), so that they may be displayed for remote public access viewing.

Copies of the applications are available for review by calling (508)862-4682 or emailing [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us).

### Topics to be discussed:

#### 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.

## Minutes

July 22, 2020, August 12, 2020, August 26, 2020, September 9, 2020, September 23, 2020

### Old Business

**7:00 PM**                      **Appeal No. 2019-050**    **1000 Main, LLC.**

1000 Main LLC., has applied for a Special Permit pursuant to Section 240-20.B – West Barnstable Village Business District. The Applicant is seeking relief in order to store small traditional sailboats and to continue the pre-existing use of three residential units in the dwelling. The subject property is located at 1000 Main Street, West Barnstable, MA as shown on Assessor's Map 179 as Parcel 002. It is located in the West Barnstable Village Business District (WBVBD) and the Residence F (RF) Zoning Districts.

Continued from September 25, 2019. Members assigned: Alex Rodolakis, Herbert Bodensiek, Paul Pinard, Todd Walantis and Bob Twiss.

Time Extension Signed and Time Stamped – Decision due January 3, 2020. Continued from December 11, 2019. Time Extension signed – Decision Due: 04-27-20

Continued from April 8, 2020 – Time Extension Continued to June 24, 2020 – Members assigned: Alex Rodolakis, Herb Bodensiek, Paul Pinard, Bob Twiss, Mark Hansen. Continued to August 12, 2020 – Members assigned: Herb Bodensiek, Jake Dewey, Todd Walantis, Mark Hansen, Robert Twiss. Continued to September 9, 2020. **Members assigned 09-09-20: Alex Rodolakis, David Hirsch, Jake Dewey, Herb Bodensiek, Mark Hansen**

### New Business

**7:01 PM**                      **Appeal No. 2020-035**    **Clancy**

Judith and John Clancy have applied for a Special Permit pursuant to Section 240-91.H Demolition and Rebuilding on Nonconforming Lots and 240-92 – Nonconforming Buildings or Structures Used as Single or Two-Family Residences. The Applicants are proposing to demolish an existing three-bedroom dwelling and construct a new, three-bedroom dwelling on a lot consisting of less than 10,000 square feet. The subject property is located at 191 Stoney Point Road, Barnstable, MA as shown on Assessor's Map 336 as Parcel 028. It is located in the Residence F-1 (RF-1) Zoning District.

**7:02 PM**                      **Appeal No. 2020-036**    **Hall – Trustee of TMT Realty Trust**

Laurie J. Hall, Trustee of the TMT Realty Trust, has applied for a Special Permit pursuant to 240-47.1(B) Family Apartments. The Applicant is proposing to construct a detached, three-bedroom apartment cottage to be used by more than two adult family members. The subject property is located at 979 Sea View Avenue, Osterville, MA as shown on Assessor's Map 090 as Parcel 008. It is located in the Residence F-1 (RF-1) Zoning District.

**7:03 PM**                      **Appeal No. 2020-037**    **Gallacher**

Desmond and Caroline Gallacher have applied for a Special Permit pursuant to Section 240-91.H(3) – Demolition and Rebuilding on a Nonconforming lot. The Applicants are proposing to demolish an existing three-bedroom dwelling and construct a new, three-bedroom dwelling on a lot consisting of less than 10,000 square feet. The subject property is located at 69 George Street, Barnstable, MA as shown on Assessor's Map 319 as Parcel 059. It is located in the Residence B Zoning District.

### Correspondence

None

### Matters Not Reasonably Anticipated by the Chair

### Upcoming Hearings

November 18, 2020, and December 9, 2020

### Adjournment