



# Town of Barnstable Zoning Board of Appeals

### Board Members:

Jacob Dewey – Chair   David Hirsch – Vice Chair   Herbert Bodensiek - Clerk  
Paul Pinard – Regular Member   Mark Hansen – Regular Member  
Todd Walantis – Associate Member   Emanuel Alves – Associate Member   Aaron Webb-Associate Member   Denise Johnson-Associate Member  
David Bogan – Town Council Liaison

### Staff Support

Elizabeth Jenkins –Director - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)

## Amended Agenda

Wednesday, April 13, 2022

7:00 PM

The Zoning Board of Appeals Public Hearing will be held by remote participation methods.

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:

|  |     |
|--|-----|
| <b>Telephone Meeting Option</b>                                    |     |
| <a href="http://888.475.4499">http://888.475.4499</a> US Toll-free | 231 |
| Meeting ID: :99982314231   |     |

3. Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely, 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).

### 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

None

### Staff Discussion

Local Initiative Program Applications Policy Adoption

(Click [HERE](#) for Materials)

### Old Business

**7:00PM**

**Appeal No. 2022-004**

**Coughlin**

Patrick K. Coughlin and Kimberly Piculell Coughlin have applied for a Special Permit pursuant to Section 240-131.4D (2)(a) Change, Expansion or Alteration of Uses or Structures and Section 240-131. 4 E. Dimensional Relief for the front yard setback where 15 feet is required and 4.7 feet and 4.8 feet is provided. The Applicants seek to alter/expand the existing dwelling pursuant to the plans prepared by Sullivan Engineering & Consulting, Inc. and Atelier R Design. The existing dwelling contains 2,704 square feet and the proposed dwelling contains 3,264 square feet. The subject property is located at 186 Lake Elizabeth Drive, Centerville, MA as shown on Assessor's Map 226 Parcel 184. It is located in the Craigville Beach District – Craigville Village (CBD-CV) Zoning District in the District of Critical Planning Concern (DCPC). **Continued from March 9, 2022** (Click [HERE](#) for Application Materials)

**7:01 PM**

**Appeal No. 2022-007**

**Tella**

Srikanth and Brigid C. Tella have petitioned for a Variance from Section 240-91(H)(b)(1) Developed Lot Protection. The Petitioners seek a variance to construct a 16' x 32' pool at the property which would increase the lot coverage from 18.38% to 23.87%, exceeding the allowable limit of 20%. The subject property is located at 26 Hidden Lane, Osterville, MA as shown on Assessor's Map 140 Parcel 203. It is located in the Residence C (RC) Zoning District. **Continued from March 23, 2022** (Click [HERE](#) for Application Materials)

### **New Business**

**7:02PM**

**Appeal No. 2022-012**

**Anderson**

Donald Anderson has applied for a modification of Special Permit No. 2009-039 pursuant to Section 240-91.H (2) Demolition and rebuilding by Special Permit. The Applicant seeks to construct an additional bedroom above the existing garage. This alteration requires a modification of Special Permit 2009-039 Condition No. 2 which reads: "The dwelling to be built is limited to that shown on the above plans. The dwelling shall not exceed three bedrooms as defined by the Board of Health and shall be connected to public water and Town sewers." The subject property is located at 100 Bay View Road, Barnstable, MA, as shown on Assessor's Map 319 as Parcel 030. It is located in the Residence B (RB) Zoning District. (Click [HERE](#) for Application Materials)

**7:03 PM**

**Appeal No. 2022-013**

**Scarpellini/Copeland Subaru**

Bryan Scarpellini/Copeland Subaru has petitioned for a Use Variance from Section 240-35 F. (2) (a) Groundwater Protection Overlay District and Section 240-11 A. Residence B (RB) Zoning District. The Petitioner seeks to combine properties at 172 and 180 Walton Avenue as well as 95 and 123 Falmouth Road, Hyannis, to create one site for Copeland Subaru of Hyannis. The Use Variance is requested to allow for vehicle display and sales at 172 and 180 Walton Avenue. The subject properties are located at 172 and 180 Walton Avenue, Hyannis, MA, as shown on Assessor's Map 311, as Parcels 083, 084, 078, and 073. The properties are split zoned Highway Business (HB) and Residence B (RB) and are both located within the Ground Water Protection (GP) Overlay District. (Click [HERE](#) for Application Materials)

**7:04 PM**

**Appeal No. 2022-014**

**Brown et al**

Robin A. Brown, Trustee of Robin A. Brown Living Trust and Marcia S. Brown, Trustee of Marcia S. Brown Living Trust, have applied for a Special Permit in accordance with Section 240-94 Nonconforming Use; alteration and expansion of a nonconforming use under 240-94 A. and 240-94 B. The Applicants are seeking to alter and expand a nonconforming use by transferring the cooking facilities (kitchen) from the existing boat house to the proposed pool house. The subject property is located at 250 Smoke Valley Road, Osterville, MA as shown on Assessor's Map 097 as Parcel 002. It is located in the Residence F (RF) Zoning District. (Click [HERE](#) for Application Materials)

**7:05 PM**

**Appeal No. 2022-015**

**Pinto**

Julie P. Pinto and Gregory J. Pinto, Trustees of the JDC Ocean Avenue Realty Trust, have applied for a modification of Special Permit No. 2021-024 in accordance with Section 240-131.4D (2) (a) Change, Expansion, Alteration of Structures by Special Permit and Section 240-131.4E Special Permit for Dimensional Relief under the Craigville Beach District Use Regulations. The Applicants are seeking to modify Condition No. 1 to allow for the demolition and reconstruction of the garage pursuant to the plans previously submitted and approved by the Board. The property is located at 63 Ocean Avenue, Centerville (Craigville), MA as shown on Assessor's Map 226 as parcel 149. It is located in the Craigville Beach District Craigville Village (CBDCV) District of Critical Planning Concern (DCPC). (Click [HERE](#) for Application Materials)

### **Correspondence**

None

### **Matters Not Reasonably Anticipated by the Chair**

### **Upcoming Hearings**

April 27, 2022, May 11, 2022, May 25, 2022

### **Adjournment**