



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 Vacant – Associate Member Aaron Webb-Associate Member Denise Johnson-Associate Member
Vacant – Town Council Liaison

Staff Support

Elizabeth Jenkins –Director - elizabeth.jenkins@town.barnstable.ma.us
Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
Genna Ziino – Administrative Assistant – genevey.ziino@town.barnstable.ma.us

Amended Agenda

Wednesday, September 14, 2022

7:00 PM

James H. Crocker Jr. Hearing Room, 2nd Floor, Town Hall, 367 Main Street, Hyannis

To all persons interested in or affected by the actions of the Zoning Board of Appeals, you are hereby notified, pursuant to Section 11 of Chapter 40A of the General Laws of the Commonwealth of Massachusetts, and all amendments thereto, that a public hearing on the following appeals will be held on Wednesday, September 14, 2022, at the time indicated:

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

August 24, 2022

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Old Business

7:00 PM

Appeal No. 2022-043

Munsell

David P. Munsell Jr. and Diane M. Munsell have applied for a Special Permit pursuant to Section 240-93 B. Nonconforming buildings or Structures not used as single- or two-family dwellings, Alterations by Special Permit. The Applicant is seeking a Special Permit to reconstruct/enlarge existing structure, a 450 square foot carriage house/barn and 80 square foot shed where 10 feet is proposed and 15 feet is required and to convert the same to a 2,723 square foot single family dwelling and 80 square foot shed. The subject property is located at 3075 and 3077 Main Street, Barnstable, MA as shown on Assessor's Map 279 as Parcels 040 and 041. It is located in the Residence F-2 (RF-2) Zoning District. **Continued from August 24, 2022**

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7:01 PM

Appeal No. 2022-044

Munsell

David P. Munsell Jr. and Diane M. Munsell have petitioned for a Variance from Section 240-11 E. Bulk Regulations in the RF-2 Zoning District. The Petitioners seek a variance from the minimum bulk regulations to allow for the reconstruction/enlargement of the 450 square foot carriage house/barn and 80 square foot shed where 10 feet is proposed and 15 feet is required so they can be redeveloped into a 2,723 square foot Single Family Dwelling and 80 square foot shed. The subject property is located at 3075 and 3077 Main Street, Barnstable, MA as shown on Assessor's Map 279 as Parcels 040 and 041. It is located in the Residence F-2 (RF-2) Zoning District. **Continued from August 24, 2022**

(Click [HERE](#) for Materials)

7:02 PM

Appeal No. 2022-033

Couto's Realty Investment/Dunkin Donuts

Couto's Realty Investment Co., II LLC has petitioned for a Variance from 240-25 D. Bulk Regulations in the HB District. The Petitioner is seeking a variance from the side yard setback for a proposed drive-thru canopy. The proposed setback is 7.2 feet

where 10 feet is required. The subject property is located at 751 West Main Street, Hyannis, MA as shown on Assessor's Map 249 as Parcel 163. It is located in the Highway Business (HB) Zoning District. **Continued from July 13, 2022, July 27. Members assigned Dewey, Bodensiek, Pinard, Hansen, Johnson. Received request to continue to November 9, 2022.**

(Click [HERE](#) for Materials)

7:03 PM **Appeal No. 2022-034 READVERTISED** **Couto's Realty Investment/Dunkin Donuts**

Couto's Realty Investment Co., II LLC has applied for a Special Permit pursuant to Section 240-25 C. Conditional Uses in the HB District and Section 240-93 B. Alterations and expansions of a nonconforming structure not used as single or two family residences by Special Permit. The Applicant is seeking to add a drive-thru to the existing Dunkin Donuts. The subject property is located at 751 West Main Street, Hyannis, MA as shown on Assessor's Map 249 as Parcel 163. It is located in the Highway Business (HB) Zoning District. **Continued from July 27, 2022. Members assigned Dewey, Bodensiek, Pinard, Hansen, Johnson. Received request to continue to November 9, 2022.**

(Click [HERE](#) for Materials)

7:04 PM **Appeal No. 2022-037** **MWV Associates LLC**

MWV Associates LLC has petitioned for a Variance from Section 240- 24.1.8 C. Dimensional, bulk and other requirements in the HG Hyannis Gateway Zoning District. The Petitioner seeks a variance from the minimum bulk regulations to clarify parcel records and Assessing division lines pursuant to the plan prepared by Down Cape Engineering. The subject property is located at 195 Ridgewood Avenue, Hyannis, MA as shown on Assessor's Map 328 as Parcel 073. It is located in the Hyannis Gateway (HG) Zoning District. **Continued from August 10, 2022, August 24, 2022.**

(Click [HERE](#) for Materials)

New Business

7:05 PM **Appeal No. 2022-045** **MWV Associates LLC**

MWV Associates LLC has petitioned for a Variance from Section 240- 24.1.8 C. Dimensional, bulk and other requirements in the HG Hyannis Gateway Zoning District. The Petitioner seeks a variance from the minimum bulk regulations to clarify parcel records and Assessing division lines pursuant to the plan prepared by Down Cape Engineering. The subject property is located at 313 Iyannough Rd, Hyannis, MA as shown on Assessor's Map 328 as Parcel 235. It is located in the Hyannis Gateway (HG) Zoning District.

(Click [HERE](#) for Materials)

7:06 PM **Appeal No. 2022-039 READVERTISED** **157 Thornton Drive LLC**

157 Thornton Drive LLC has applied for a Special Permit pursuant to Section 240-93 B. Expansion of a preexisting nonconforming structure and to Section 240-57 Reduction in Parking. The Applicant seeks to construct an approximately 2,002 square foot storage addition to the southern end of the existing building. The existing structure is nonconforming to numerous dimensional, parking, and screening requirements and the proposed expansion will also be nonconforming to dimensional, parking, and screening requirements. The subject property is located at 157 Thornton Drive, Hyannis, MA as shown on Assessor's Map 296 as Parcel 019. It is located in the Industrial (IND) Zoning District.

(Click [HERE](#) for Materials)

7:07 PM **Appeal No. 2022-040 READVERTISED** **157 Thornton Drive LLC**

157 Thornton Drive LLC has petitioned for a Variance from Section 240-33 E. Rear yard setback, Lot coverage, and Section 240-33 F. Special Screening, Section 240-56 Parking Schedule, and Section 240-57 Reduction of parking. The Applicant seeks to construct an approximately 2,002 square foot storage addition to the southern end of the existing building which will intensify existing nonconforming setback, lot coverage, screening and parking demand. The subject property is located at 157 Thornton Drive, Hyannis, MA as shown on Assessor's Map 296 as Parcel 019. It is located in the Industrial (IND) Zoning District.

(Click [HERE](#) for Materials)

Correspondence

The Barnstable Planning Board will hold a public hearing on Monday, September 26, 2022 at 7 PM to take comment on a proposal to amend the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, Article III, Section 240-39 Shopping Center Redevelopment Overlay District.

(Click [HERE](#) for Materials)

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

September 28, 2022, October 12, 2022, October 26, 2022

Adjournment