



Town of Barnstable Zoning Board of Appeals



Board Members:

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard - Clerk
Aaron Webb – Regular Member Mark Hansen – Regular Member
Todd Walantis – Associate Member Vacant – Associate Member Vacant-Associate Member Denise Johnson-Associate Member
Kristine Clark - 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

Agenda

Wednesday, December 7, 2022

7:00 PM

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 December 7, 2022, at the time indicated:

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:

Join Zoom Meeting Option	Telephone Number Option
https://townofbarnstable-us.zoom.us/j/86490861655	US Toll-free 888 475 4499
Meeting ID: 864 9086 1655	Meeting ID: 864 9086 1655

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 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.

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

October 26, 2022 – Click [HERE](#) for Materials

November 9, 2022 – Click [HERE](#) for Materials

Old Business

7:00 PM

Appeal No. 2022-029

Leveroni

Maureen Leveroni has applied for a Special Permit pursuant to Section 240.91 (H)(3) Nonconforming Lot and requests a finding under M.G.L. Chapter 40A Section 6 regarding compliance with floor area ratio. The Applicant proposes to demolish two existing single story structures and replace the structures with one, two story structure on the same or smaller footprint. The subject property is located at 14 Beale Way, Barnstable, MA as shown on Assessor's Map 279 Parcel 014. It is located in Residence F-1 (RF-1) Zoning District. **Continued from June 8, 2022, and July 13, 2022, August 24, 2022, October 12, 2022.**

(Click [HERE](#) for Materials)

New Business

7:01 PM

Appeal 2022-052

Pellegrino

Gregory Jones, Architect, representing property owner Anne B. Pellegrino, has applied for a Special Permit pursuant to 240-47.1.B Family Apartments. The Applicant seeks to replace an existing, detached 1-bedroom guest cottage with a 1-bedroom guest cottage and attached 3-car garage with an additional bedroom, bathroom, and home office above. The space will be occupied by family members. The subject property is addressed as 320 Carriage Road, Osterville, MA as shown on Assessor's Map as Parcel 070 017 002. It is located in the Residential F-1 (RF-1) Zoning District.

(Click [HERE](#) for Materials)

7:02 PM

Appeal 2022-021

Vuilleumier

Louis Vuilleumier has filed an appeal of an Administrative Official's Decision in accordance with Section 240-88 Appeals. The Building Commissioner issued a Notice of Zoning Violation and Order to Cease & Desist on March 3, 2022 which stated that the total number of dwelling units are four: three units in the main dwelling and one in the detached barn/workshop are a zoning violation under Chapter 240-11 A. (1) in the RF-2 Residence F-2 Zoning District. The subject property is located at 4380 Main Street, Barnstable, MA as shown on Assessors Map 351 as Parcel 042. It is located in the Residence F-2 (RF-2) Zoning District.

(Click [HERE](#) for Materials)

Correspondence

Cape Cod Commission DRI Decision dated November 3, 2022 for Centerville Gardens Wireless Communication Tower Re-submission

(Click [HERE](#) for Materials)

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

January 11, 2023, January 25, 2023, February 8, 2023

Adjournment