



Town of Barnstable

Zoning Board of Appeals



Board Members

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard – Clerk
Emanuel Alves – Associate Member Mark Hansen – Regular Member Larry Hurwitz – Associate Member
Denise Johnson – Associate Member Aaron Webb – Regular Member Vacant – Associate Member
Betty Ludtke – 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, July 10, 2024

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, July 10, 2024, at the time indicated:

Call to Order

Introduction of Board Members

Notice of Recording

This meeting of the Zoning Board of Appeals is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with MGL Chapter 30A §20, I must inquire whether anyone is recording this meeting and if so, to please make their presence known.

Minutes

May 8, 2024 – Click [HERE](#) for materials

May 22, 2024 – Click [HERE](#) for materials

Old Business

7:00 PM

Appeal No. 2024-016

James

Jay and Betsy James have applied for a Special Permit pursuant to Section 240-91 H. (3) Nonconforming lot. The Applicant proposes to demolish the existing single family dwelling, raise the foundation elevation, and construct a new single family dwelling. The new dwelling will be detached from the garage, leaving the existing nonconforming garage in place. No construction will occur within the setbacks. The subject property is located at 642 South Main Street, Centerville, MA as shown on Assessor's Map 186 as Parcel 041. It is located in the Residence D-1 (RD-1) Zoning District. **Continued from May 22, 2024.**

(Click [HERE](#) for materials)

7:01 PM

Appeal No. 2024-018

Constantino

Stephen J. Constantino, Trustee of the Clifton-Constantino Living Trust, has petitioned for a Lot Area Variance pursuant to Section 240-11 RB, RD-1 and RF-2 Residential Districts and Section 240-125 Zoning Board of Appeals. The proposed subdivision will reestablish the same lot lines as prior to the 1985 merger and will be legitimized with an Approval Not Required (ANR) plan if approved by this Board. The subject property is located at 37 Goodview Way, Barnstable, MA as shown on Assessor's Map 319 as Parcel 080. It is located in the Residence B (RB) Zoning District. **Continued from June 12, 2024. Members assigned: Dewey, Bodensiek, Pinard, Hansen, and Hurwitz.**

(Click [HERE](#) for materials)

7:02 PM

Appeal No. 2024-019

Murphy & Senoski

Susan E. Murphy & Richard Senoski have petitioned for a Lot Area Variance pursuant to Section 240-11 RB, RD-1 and RF-2 Residential Districts and Section 240-125 Zoning Board of Appeals. The proposed subdivision will reestablish the same lot lines as prior to the 1985 merger and will be legitimized with an Approval Not Required (ANR) plan if approved by this Board. The subject property is located at 57 Goodview Way, Barnstable, MA as shown on Assessor's Map 319 as Parcel 081. It is located in the Residence B (RB) Zoning District. **Continued from June 12, 2024. Members assigned: Dewey, Bodensiek, Pinard, Hansen, and Hurwitz.**

(Click [HERE](#) for materials)

New Business

7:03 PM

Appeal No. 2024-026

MacKinnon

Donald J. MacKinnon, Trustee of MCCM Realty Trust has petitioned for a modification of Variance No. 2023-012. The Applicant received approval for Variance No. 2023-012 to construct a detached accessory structure. The Petitioner proposes to decrease the size of the structure and seeks to amend Variance No. 2023-012 to reference revised plans. The subject property is located at 910 Main Street, Cotuit, MA as shown on Assessor's Map 035 as Parcel 090. It is located in the Residence F (RF) Zoning District and the Resource Protection Overlay District (RPOD).

(Click [HERE](#) for materials)

Correspondence

Notice of Cape Cod Commission virtual public hearing on Thursday, July 25 at 3 PM regarding Chatham Airport Safety Improvements Project – Click [HERE](#)

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

July 24, 2024, August 14, 2024, August 28, 2024

Adjournment