

Nathaniel A. Gregory has applied for a Variance to Section 240-44.A, Accessory Uses. The applicant seeks the use of a lot addressed 320 East Bay Road, Osterville, MA for the construction of a pier to be accessory to the principal single-family use of a lot addressed 428 Wianno Avenue, Osterville, MA. The principal residential lot, addressed 428 Wianno Avenue, Osterville, MA, is shown on Assessor's Map 163 as Parcel 024 and the accessory lot, addressed 320 East Bay Road, Osterville, MA, is shown on Assessor's Map 163 as Parcel 020. Both lots are in a Residential F-1 Zoning District.

7:10 P.M. Appeal No. 2010-027 - New

**Madaus
Special Permit to Demolish and Rebuild**

Staff Report and Application Materials enclosed.

Susan C. Madaus has applied for a Special Permit pursuant to Section 240-91.H (3) Developed Lot Protection. The applicant is proposing to demolish and reconstruct a larger, four-bedroom single-family dwelling on the undersized 7,500 sq.ft. residential lot. The property is addressed 97 Breakwater Shores Drive, Hyannis, MA and is shown on Assessor's Map 306 as parcel 157. It is in a Residence B Zoning District.

7:15 PM Appeal No. 2010-018 – Continued

**Vinagre
Variance for a Detached Family Apartment**

Opened, May 12, 2010, continued; June 9, 2010, July 14, 2010 August 11, 2010 and to August 25, 2010.

No Members assigned. No testimony taken.

Staff Report and Application Materials previously distributed to the Board.

Decision Due: October 7, 2010

Norberto H. Vinagre has applied for a Variance to Section 240-47.1. Family Apartments. The applicant seeks a variance to allow for an existing apartment unit that is located in a detached structure to be utilized as a family apartment. The subject property is shown on Assessor's Map 209 as Parcel 071 and addressed 122 Old Stage Road, Centerville, MA. It is in a Residential D-1 and a Residential C Zoning Districts.

7:30 P.M. Comprehensive Permit No. 2003-90

**JDJ Housing Development, LLC
The Village Green - Modification Request**

Opened, August 11, 2010 continued to August 25, 2010.

No Members assigned. No testimony taken.

Staff Report and Application Materials previously distributed to the Board.

Hard copy of; Planning Board's Comments, Bud Bergstrom Letter and Robert Berry Letter enclosed.

Decision Due: February 18, 2011

JDJ Housing Development, LLC and Dakota Partners, Inc., have requested a modification of Comprehensive Permit No. 2003-090 as previously modified for the development of The Village Green. The modification request seeks to make changes to the approved plans for the development including: changes in the unit types and area, increase in building footprints and gross building area, interior layout and exterior changes in the proposed structures, integration of the community club house into one of the apartment buildings, adjustments to the site plan to accommodate the building changes, and to modify the distribution of affordable units and workforce housing units amongst the buildings and also to allow the option to change the subsidy program to include the state and federal Low Income Housing Tax Credit Program. The subject property is addressed 0 Independence Drive, Barnstable, MA, and is shown on Assessor's Map 332 as parcel 010-001. The property is zoned IND - Industrial and GP - Groundwater Protection Overlay Zoning Districts.

Open Chairman's Discussion
