

# TOWN OF BARNSTABLE

NOTICE OF MEETINGS OF TOWN DEPARTMENT AND ALL TOWN BOARDS  
As Required by Chapter 28 of the Acts of 2009 which amends MGL Chapter 30 A

## ZONING BOARD OF APPEALS

**DATE OF MEETING:** Wednesday, April 27, 2011  
**TIME:** 7:00 PM  
**PLACE:** Town Hall, 367 Main Street, Hyannis, MA  
2<sup>ND</sup> Floor Hearing Room

2011 APR 14 PM 12:06  
TOWN CLERK  
BARNSTABLE, MASS.

### TOPICS TO BE DISCUSSED:

#### Introduction of Board Members

#### Approval of minutes from February 16, 2011, March 9, 2011 & March 23, 2011

**7:00 PM Appeal No. 2011-020 - New Gulachenski**

Dorothy L. Gulachenski has applied for a Special Permit under Section 240-92 B - Nonconforming Buildings or Structures. The applicant is proposing to construct a 7 X 7.4 square foot addition to the existing non-conforming single-family structure. Whereas the district requires a 20 foot front yard setback, the applicant is requesting a Special Permit to construct the addition as close as 14.4 feet to the property line. The property is addressed as 171 Gosnold Street, Hyannis, MA as shown on Assessor's map 306 as parcel 126. It is in a Residence B zoning district.

**7:05 PM Appeal No. 2011-007 - Continued Stuborn Limited Partnership,  
Stuart Bornstein - General Partner**

Stuborn Limited Partnership, Stuart Bornstein – General Partner, has petitioned for a Special Permit in accordance with §240-94B Expansion of a Pre-existing Nonconforming Use. The petitioner is proposing to demolish and remove the majority of the existing structure and construct a new, six bedroom single-family residence with an attached garage and attached guest house on the property. The petitioner is proposing to retain approximately 1000 square feet of the structure per order of the Old King's Highway Regional Historic District Commission. The property is addressed as 153 Freezer Road, Barnstable, MA as shown on Assessor's Map 301 as parcel 006. It is in a Marine Business B (MB-B) zoning district.

**7:06 PM Appeal No. 2011-008 - Continued Stuborn Limited Partnership,  
Stuart Bornstein- General Partner**

Stuborn Limited Partnership, Stuart Bornstein – General Partner, has applied for a Variance to §240-23 Marine Business B District – Permitted Uses. The applicant is requesting a variance to allow a single-family residential dwelling (detached) in the MB-B District. The applicant proposes to demolish and remove the majority of the existing structure and construct a new, six bedroom single-family residence with an attached garage and attached guest house on the property. The applicant is proposing to retain approximately 1000 square feet of the structure per order of the Old King's Highway Regional Historic District Commission. The property is addressed as 153 Freezer Road, Barnstable, MA as shown on Assessor's Map 301 as parcel 006. It is in a Marine Business B (MB-B)

**7:10 PM Appeal No. 2011-021 - New Walter H. Sanford, Jr., Family Trust  
Thomas N. O'Brien, Jr., as Trustee**

Thomas N. O'Brien, Jr., as Trustee of the Walter H. Sanford, Jr., Family Trust has applied for a Variance to Section 240-13.E – Bulk Regulations and 240-36.D – Resource Protection Overlay District – Minimum Lot Area. The applicant is seeking to unmerge an undersized vacant lot of 21,271 square feet from an abutting developed lot of 17,031 square feet. The two undersized abutting lots have merged due to common ownership. The property is located at 167 Tower Hill Road, Osterville, MA as shown on Assessor's map 142 as parcel 005. It is in a Residence C zoning district and the Resource Protection Overlay District.

**Open Chair's Discussion**

#### Upcoming Meetings

**PERSONS INTERESTED ARE ADVISED THAT, IN THE EVENT ANY MATTER TAKEN UP AT THE MEETING REMAINS UNFINISHED AT THE CLOSE OF THE MEETING, IT MAY BE PUT OFF TO A CONTINUED SESSION OF THIS MEETING, WITHOUT FURTHER NOTICE.**

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. For meetings of a local public body, notice shall be filed with the municipal clerk and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.