



# Town of Barnstable

## Zoning Board of Appeals

### Agenda

#### December 12, 2012

The following hearing will be held at Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2<sup>nd</sup> Floor.  
Meeting notice previously filed with Town Clerk

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#### Introduction of Board Members

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#### Approval of minutes from October 10, 2012 and November 14, 2012

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#### 7:15 PM Appeal No. 2012-055 – Cont'd

#### Haseotes

Kristen Williams Haseotes and George Haseotes have petitioned for a Special Permit pursuant to Section 240-131.4(D)(2) Change, Expansion or Alteration of Uses and Structures and Section 240-131.4(E) Special Permit for Dimensional Relief. The Petitioners are proposing to completely demolish the existing dwelling at 158 Long Beach Road and reconstruct a new dwelling. The new dwelling will be elevated above the floodplain. The subject property is located at 158 Long Beach Road, Centerville, MA, as shown on Assessor's Map 205 as Parcel 009. It is in the Craigville Beach District and the Long Beach/Short Beach Neighborhood Overlay District.

**PRECINCT 4**

Opened November 14, 2012 – no members assigned. Decision due 2/12/2013.

#### 7:15 PM Appeal No. 2012-056 – Cont'd

#### Haseotes

Kristen Williams Haseotes and George Haseotes have petitioned for a Special Permit pursuant to Section 240-131.4(D)(2) Change, Expansion or Alteration of Uses and Structures and Section 240-131.4(E) Special Permit for Dimensional Relief. The Petitioners are proposing to completely demolish the existing dwelling at 168 Long Beach Road and reconstruct a new dwelling. The new dwelling will be elevated above the floodplain. The subject property is located at 168 Long Beach Road, Centerville, MA, as shown on Assessor's Map 205 as Parcel 008. It is in the Craigville Beach District and the Long Beach/Short Beach Neighborhood Overlay District.

**PRECINCT 4**

Opened November 14, 2012 – no members assigned. Decision due 2/12/2013.

#### 7:20 PM Appeal No. 2012-058 – Cont'd

#### Cummaquid Golf Club

The Cummaquid Golf Club of Yarmouth and Barnstable has petitioned for a special permit pursuant to Section 240-94 Nonconforming Use and to modify Special Permit 1972-16. The Petitioner seeks to demolish the existing golf course clubhouse and rebuild a new, larger clubhouse. The gross floor area of the existing clubhouse is 11,238 sq.ft and the proposed clubhouse is 21,089 sq.ft. The subject property is located at 35 Marstons Lane, Barnstable, MA as shown on Assessor's Map 350 as Parcel 001. It is zoned Residence F-2.

**PRECINCT 1**

Opened November 14, 2012 – no members assigned. Decision due 2/12/2013.

#### 7:05 PM Appeal No. 2012-059 - New

#### Brewer

John H. & Carol J. Brewer have applied for a variance to Section 240-47.1.A(3) Family Apartments, which requires family apartments to be located in, or connected to, the principal single-family dwelling. The applicants are proposing to utilize the upper story of an existing detached garage for the purposes of a family apartment. The subject property is located at 205 Cedar Street, West Barnstable, MA as shown on Assessor's Map 131 as Parcel 059. It is located in the Residence F Zoning District.

**PRECINCT 11**

#### 7:10 PM Appeal No. 2012-060 - New

#### MetroPCS Massachusetts LLC

MetroPCS Massachusetts LLC, as lessee, has applied for a modification of Variance No. 2002-116. The Applicant seeks to install two dish antennas approximately two feet in diameter on an existing monopole communications tower. The variance conditions prohibit 'dish type communication devices' from being installed on the tower. The subject property is located at 215 Old Falmouth Road, Marstons Mills, MA as shown on Assessor's Map 100 as Parcel 071. It is in a Residence F Zoning District. **PRECINCT 10**

**7:15 PM**      **Appeal No. 2012-061 - New**      **Morin**

Jacques N. Morin has applied for a Variance from Section 240-11.E Bulk Regulations – Minimum Lot Area, Minimum Lot Width and the Minimum 100-foot setback required from Route 28 and from Section 240-36, the two-acre minimum lot area requirement of the Resource Protection Overlay District. The applicant seeks to develop the .28 acre lot with a three-bedroom single-family dwelling set back approximately 45 feet from the front property line on Route 28. The property is addressed 1358 Falmouth Road (Route 28), Centerville, MA, and is shown on Assessor's Map 229 as Parcel 099. It is in a Residence D-1 Zoning District and the Resource Protection Overlay District. **PRECINCT 2**

**7:20 PM**      **Appeal No. 2012-062 - New**      **Gustafson**

Robert K. Gustafson has petitioned to transfer and modify Special Permit 2002-132. The petitioner seeks a change in the owner/holder of Special Permit 2002-132 and seeks to modify the special permit to use the first floor of the building for professional offices and to retain the residential unit on the upper floor. The property is located at 1492 Main Street, West Barnstable, MA as shown on Assessor's Map 197 as parcel 048. It is in a Residence F Zoning District. **PRECINCT 11**

**Open: Chair's Discussion**

▪ **Vote on the 2013 Hearing Date Schedule**

▪ **Election of Officers**

In accordance with MGL Chapter 40A Section 12, Section 240-125 of the Zoning Ordinance and the Zoning Board of Appeals, Rules and Regulations, notice is hereby given that the Zoning Board will hold its annual election from its membership for Chairman, Vice-Chairman and Clerk.

**Upcoming Meetings:**

- January 9, 2013, January 23, 2013 (subject to Board approval of 2013 schedule)