



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Craig Larson – Chair Brian Florence – Vice Chair Alex Rodolakis – Clerk George Zevitas - Member David A. Hirsch – Associate Member
Herbert Bodensiek – Associate Member
James Tinsley – Town Council Liaison

Staff Support

Elizabeth Jenkins – Principal Planner - elizabeth.jenkins@town.barnstable.ma.us
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, May 28, 2014

2nd Floor Hearing Room – 367 Main Street, Hyannis, MA

Call to Order

Introduction of Board Members

Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

Approval of Minutes

Old Business – Comprehensive Permits

7:00 PM Comprehensive Permit No. 2000-085 Settler's Landing I

Jacques N. Morin, Trustee of the Settler's Landing Realty Trust has requested a modification of Comprehensive Permit No. 2000-085 - Settler's Landing I. The permit authorizes the creation of a 20 lot subdivision for 20 single-family dwellings, five of which are to be dedicated in perpetuity as affordable units marketed to qualified low- and moderate income households. The Applicant is seeking modification of the Comprehensive Permit to allow for an extension of time for completion of the subdivision.

The subject properties are located at 3, 5, 7, 17, 31, 49, 59, 71, 75, 79, 81 & 0 Settlers Lane and 310 Castlewood Circle, Hyannis, MA, as shown on Assessor's Map 273 as Parcels 122-001 to -011, -032, and 032-001.

Continued from April 23, 2014.

Members assigned on 04-23-14: Brian Florence, Alex Rodolakis, George Zevitas, David Hirsch, Craig Larson

New Business – Comprehensive Permits

7:00 PM Comprehensive Permit No. 2005-100 Bay Point, LLC & PLM Buzzy, LLC

Bay Point, LLC and PLM Buzzy, LLC have submitted a request to extend a date as stipulated in a Second Memorandum of Understanding executed in connection with the Endorsed Disposition and Settlement Agreement between Bay Point, LLC and the Town of Barnstable and Cotuit Fire District. The Second Memorandum of Understanding stipulates a date of June 30, 2014 by which the applicant agreed to undertake and complete all construction on the existing residence shown as "Existing D.U." on a plan partially entitled "Bay Point Townhouses Layout and Landscape Site Plan" dated and revised 05-08-09. The Applicants are requesting the June 30, 2014 date be extended to October 31, 2014. The request states the extension is being requested in accordance with 760 CMR 56.05(11) – Changes After Issuance of a Permit.

The property is subject to Comprehensive Permit No. 2005-100 – Cotuit Center Residences (Book 27606 Page 3), an Endorsed Disposition and Settlement Agreement (Book 27606 Page 32) and two Memorandums of Understanding (Book 27606 Page 58, Book 27606, Page 61). The property is located at 671 Main Street, Cotuit, MA as shown on Assessor’s Map 036 as parcel 015. It is in the Residence F Zoning District.

7:00 PM Comprehensive Permit No. 2005-013 KTW Group, LLC

KTW Group, LLC, has requested to change Condition Nos. 6 and 7 of Comprehensive Permit No. 2005-013 (and its subsequent modifications). The Applicants are proposing to modify Condition Nos. 6 and 7 to allow for five different home styles to be constructed in the subdivision. The proposed styles will have three-bedrooms, two stories with full basements, two full baths, and attached one- or optional two-car garages.

Comprehensive Permit No. 2005-013, issued on June 1, 2005, allows for the development of 11 single-family dwellings, including three dedicated in perpetuity as affordable units. The Comprehensive Permit was subsequently modified. The subject properties are 4-48 Darby Way, Osterville (formerly 449-459 Old Mill Road) as shown on Assessor’s Map 166 as Parcels 001/000-006 and Map 143 as Parcels 040/000-005.

Old Business – Appeals

7:00 PM Appeal No. 2014-018 Pacheco/Lucien

Wayne J. Pacheco and Nancy J. Lucien have petitioned for a Special Permit pursuant to §240-94 – Expansion of a preexisting nonconforming use. The petitioners seek expansion of a preexisting nonconforming use as a lodging house to allow at least seven, up to eight lodgers. The premises have been used as a lodging house for six lodgers since 1985. The property is located at 791 Pitcher’s Way, Hyannis, MA as shown on Assessor’s Map 271 as Parcel 159. It is located in the Residence C-1 Zoning District.

Continued from April 23, 2014 & May 14, 2014.

Members assigned 04-23-14: Brian Florence, Alex Rodolakis, George Zevitas, David Hirsch, Craig Larson

New Business - Appeals

7:00 PM Appeal No. 2014-024 Angeli

Michelle Angeli has applied for a variance from §240-11.E – Bulk Regulations to construct a 6’ x 8’ shed located one foot from the rear lot line and four feet from the side lot line, where 15 foot setbacks are required. The property is located at 3620 Main Street (Rte. 6A), Barnstable, MA as shown on Assessor’s Map 317 as Parcel 019. It is in the Residence F-2 Zoning District.

7:01 PM Appeal No. 2014-025 Trout Brook Realty Trust

The Trout Brook Realty Trust has applied for a variance from §240-14.E – Bulk Regulations to allow the construction of a single-family dwelling 26.5 feet from the front lot line, where a 30 foot front yard setback is required. The property is located at 144 Trout Brook Road, Cotuit, MA as shown on Assessor’s Map 008 as Parcel 009. It is in the Residence F Zoning District

Correspondence

Other Business

Next Regularly Scheduled Hearings: June 11, June 25, July 9, August 13, September 10

Adjourn