



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

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Staff Support

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

Agenda

Wednesday, April 22, 2015

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.

New Business

7:00 PM Comprehensive Permit No. 2003-090

Village Green I LLC

Village Green I LLC has requested an insubstantial change to Comprehensive Permit No. 2003-090 (Consolidated Decision dated March 9, 2011), issued for the development of the Village Green, a 120-unit rental apartment development with a minimum of 40 units committed to being low- or moderate-income units on 14.32 acres. The Applicant seeks to modify the Comprehensive Permit to:

1. Clarify that Certificates of Occupancy for any one building can be issued prior to all buildings in the same phase being ready for a Certificate of Occupancy. The Applicant will be ready to apply for Certificates of Occupancy on Building A and the Community Building on or about April 24, 2015, but will not be ready to request Certificates of Occupancy for Building D until sometime later.
2. Clarify that (i) all landscaping; (ii) the final course of paving on all roadways, parking areas, and the sidewalk from the Community Building to Independence Ave; (iii) final improvements to the central green space; and (iv) the fenced play area, all relating to Phase I, shall be completed prior to the issuance of the 31st Certificate of Occupancy (the first unit in Building D).

The property is addressed 767 Independence Drive, Barnstable, MA, as shown on Assessor's Map 332 as Parcels 010-001 and 010-003, located in the Industrial Zoning District, and Wellhead and Groundwater Protection Overlay Districts.

7:00 PM Appeal No. 2015-019

Gahan

John W. Gahan III and Catherine Gahan have petitioned to amend Conditions 2 and 8 of Special Permit No. 2014-003 to provide a set of plans to reflect revised existing conditions. All other aspects of Special Permit No. 2014-003 will remain the same, including the house which will be identical to that approved in Special Permit No. 2014-003. The property is located at 95 Summerbell Avenue, Centerville, MA as shown on Assessor's Map 226 as Parcel 060. It is in the Craigville Beach Zoning District, Craigville Village Neighborhood.

7:01 PM Appeal No. 2015-020

Hyannisport Club, Inc.

Hyannisport Club, Inc. has petitioned for a Special Permit pursuant to Section 240-34 for an exemption from the flood regulations to allow the use of fill within a flood area designated as a V Zone by the Flood Insurance Study and on the special FEMA Flood Insurance Rate Maps. As part of a phased-in golf course improvement project, the petitioner seeks to regrade and regrass sections of the 4th, 7th and 8th fairways and green approaches. Proposed improvements include bringing in a sand soil root zone mix to: a) fill in pocketed and sunken areas within the existing maintained fairway and rough; and b) elevate low lying areas within the existing maintained fairways that are subject to salt damage during minor storm events; c) install a new tee box behind the 7th green; and d) expand the existing sand bunker complex and elevate existing berms on holes 8 and 17. The property is located at 2 Irving Avenue, Hyannis, MA as shown on Assessor's Map 266 as Parcel 031. It is in the Residence B and Residence F-1 Zoning Districts.

Other Business

Next regularly scheduled hearings are May 13, May 27, June 10, June 24

Correspondence

Adjourn

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Board may go into executive session. The Board may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Zoning Board of Appeals office located at 200 Main Street, Hyannis, MA