



# Town of Barnstable

# Zoning Board of Appeals



[www.town.barnstable.ma.us/ZoningBoard](http://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 Robin Young – Associate Member Matthew Levesque – Associate Member  
James Tinsley – Town Council Liaison

#### Staff Support

Elizabeth Jenkins – Principal Planner - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Carol Puckett – Administrative Assistant – [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

## Agenda

**Wednesday, September 9, 2015**

Hearing Room – 2<sup>nd</sup> Floor – 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.

### Comprehensive Permit Requests

#### Comprehensive Permit No. 2003-150

#### The Village at Marstons Mills

The Village at Marstons Mills Leasehold Condominium Trust has requested a minor modification of Comprehensive Permit No. 2003-150 to take fee simple ownership in the land for property known as The Village at Marstons Mills. The land is currently owned by the Housing Land Trust of Cape Cod, Inc. The property is located at 624 Osterville/West Barnstable Road (Units A1 – T), Marstons Mills, MA as shown on Assessor's Map 123 as Parcel 065, Lots 00A – 00Z & 0AA – 0AD.

### Old Business

#### 7:00 PM Appeal No. 2015-040

#### Thompson

Jane McC. Thompson, Trustee of 205 Scudder Realty Trust, has applied for a modification of the conditions of Variance Nos. 1995-052 and 2011-023. The applicant is requesting to eliminate Condition #3 of 1995-052 and Condition #3 of 2011-023 restricting the further division of the land. The applicant seeks to allow approval of a further division of the land from one nonconforming lot into two conforming lots. The property is located at 205 Scudder Lane, Barnstable, MA as shown on Assessor's Map 259 as Parcel 007-001. It is located in the Residence 2-C Zoning District.

Continued from August 12, 2015 and August 26, 2015 – No members assigned August 12, 2015

Members Assigned August 26, 2015: Brian Florence, Alex Rodolakis, George Zevitas, Herbert Bodensiek, Robin Young

### New Business

#### 7:00 PM Appeal No. 2015-045

#### Reynolds/Gauvreau/Cramer

Ellen W. Reynolds, Andrea W. Gauvreau and Robin W. Cramer have applied for variances from the 1 acre minimum lot area requirements of §240-14E RD-1 District, the 2-acre minimum lot area requirements of §240-36D Resource Protection Overlay District (RPOD) and §240-7D Lot Shape Factor Requirements. The applicants seek to construct a single-family dwelling on a lot that is nonconforming lot due to merger. The property is located at 149 Beech Leaf Island Road, Centerville, MA as shown on Assessor's Map 187 as Parcel 063-005. It is located in the Residence D-1 and Resource Protection Overlay Zoning Districts.

**7:01 PM Appeal No. 2015-046**

**Eberle/Littlefield**

H. Blair Eberle and Nadine Mary Littlefield have applied for variances from §240-14E Residence D-1 (RD-1) Bulk Regulations and §240-36D Resource Protection Overlay District (RPOD). The Applicants seek relief from the minimum lot area and width requirements of the RD-1 District and the minimum lot area requirements of the RPOD for both existing lots, as the lots were once held in common ownership and merged for the purposes of zoning. The Applicants also seek relief from the minimum front and side yard setback requirements of the RD-1 District for the existing dwelling at 97 Piney Point Drive. The properties are located at 97 and 16 Piney Point Drive, Centerville, MA as shown on Assessor’s Map 228 as Parcels 008 and 009. They are located in the Residence D-1 and Resource Protection Overlay Zoning Districts.

**Correspondence**

**Other**

Citizen Planner Training Collaborative Workshop – Chapter 40B - Friday, October 2, 2015, 7:30 a.m. - 2:30 p.m. at The Lantana, 43 Scanlon Dr, Randolph, MA 02368

**Matters Not Reasonably Anticipated by the Chair**

**Adjournment**

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