



# 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 - REVISED

**Wednesday, October 14, 2015 – 6:30 PM**

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.

### Presentation

Presentation by the Town Attorney regarding roles and responsibilities of the Zoning Board of Appeals under MGL Chapter 40A and 40B. *The presentation will be held from 6:30 – 7:30 p.m.*

### Old Business

#### **Appeal No. 2015-049**

#### **William Walser, Trustee**

William Walser, as Trustee of the Windsong Trust I and as Trustee of the Wingway Trust has applied for variances to Section 240-7.D – Lot Shape Factor and Section 240-36.D – RPOD Resource Protection Overlay District. The applicant is proposing to reconfigure two lots by dividing a 6,344 square feet parcel from 315 Baxter Neck Road and adding it to 305 Baxter Neck Road. Both resulting lots will have in excess of 87,120 square feet of upland; however the newly configured 315 Baxter Neck Road will continue to be nonconforming as to shape factor at 27, where a shape factor of 22 is permitted. The properties are located at 315 Baxter Neck Road and 305 Baxter Neck Road as shown as Assessor's Map 075 as Parcels 009-000 and 008-001. They are in the Residence F and Resource Protection Overlay Districts.

Continued from September 30, 2015 – No members assigned

### New Business

#### **Appeal No. 2015-050**

#### **Arnold 2012 QPR Trust**

Evans Arnold and Laureston R. Blair, Trustees/2012 QPR Trust and Helen O. Arnold and Laureston R. Blair, Trustees/2012 QPR Trust, have petitioned for a Special Permit pursuant to Section 240-92 Alteration/Expansion of a Preexisting Nonconforming Structure. The petitioner proposes to construct a 6' x 18' addition to the front of a preexisting nonconforming dwelling. The property is located at 7 Irving Avenue, Hyannis, MA as shown on Assessor's Map 265 as Parcel 011-002. It is in the Residence F-1 Zoning District.

## Correspondence

## 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