



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 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
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, December 9, 2015

Hearing Room – 2nd 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.

Approval of Minutes

Minutes of October 14, 2015

Old Business

7:00 PM Appeal No. 2015-054

Wilhelmina Realty Trust

Susan M. Crocker, Trustee of the Wilhelmina Realty Trust has applied for a variance to §240-14(E) RF Bulk Regulations and §240-36 Resource Protection Overlay District to divide one lot into two lots which do not meet the current lot area, frontage, and setbacks requirements of the Ordinance. The property is located at 51 Prince Avenue, Marstons Mills, MA as shown on Assessor's Map 077 as Parcel 002. It is in the Residence F and Resource Protection Overlay Zoning Districts

Continued from November 18, 2015. No members assigned.

7:01 PM Appeal No. 2015-057

Chick-Fil-A, Inc.

Chick-Fil-A, Inc., as lessee, has petitioned for a Special Permit pursuant to Section 240-39(M) or, in the alternative, a modification of Special Permit Nos. 1998-31 and 2008-21. The proposed project is a site redevelopment consisting of the removal of an existing parking lot and the construction of a new 5,219 (+/-) square foot restaurant with drive-through and installation of new parking lot, landscaping, and utilities. The properties are located at 921 Iyannough Road/Route 132, 0 and 104 Enterprise Road Hyannis, MA as shown on Assessor's Map 294 as parcels 018, 019 and 023. They are in the Highway Business (HB), Business (B), Shopping Center Redevelopment Overlay – Drive-Through Restaurant Sub Zone Zoning Districts.

Continued from November 18, 2015. Members assigned: Brian Florence, George Zevitas, David Hirsch, Herbert Bodensiek, Robin Young

New Business

7:00 PM Appeal No. 2015-058

Deaton

Maria F. Deaton has applied for a Special Permit pursuant to Section 240-91.H(3) Nonconforming Lots. The applicant is requesting to reconstruct and expand a razed single-family dwelling on the existing footprint and foundation on a lot containing less than 10,000 square feet of upland. The property is located at 71 Seventh Avenue, Hyannis, MA as shown on Assessor's Map 246 as parcel 151. It is in the Residence B Zoning District.

7:01 PM Appeal No. 2015-059

Kouri

Joshua Kouri has applied for a Special Permit pursuant to Section 240-94(A) to change a nonconforming use to another nonconforming use. The applicant seeks to change the use of the existing structure facing Route 28, currently permitted by Special Permit No. 1982-48 for retail use. The applicant is proposing to occupy one unit and use it for office space; a second smaller unit would be offered for office or continued retail use. The property is located at 5 Main Street, Cotuit, MA as shown on Assessor's Map 009 as Parcel 018. It is located in the Residence F 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