



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Brian Florence – Chair Alex Rodolakis – Vice Chair George Zevitas - Clerk David A. Hirsch – Member Herbert Bodensiek – Member
Robin Young – Associate Member Matthew Levesque – Associate Member Spencer Aaltonen – Associate Member Jacob Dewey – Associate Member
James Tinsley – Town Council Liaison

Staff Support

Elizabeth Jenkins – Regulatory / Design Review Planner - elizabeth.jenkins@town.barnstable.ma.us
Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, May 11, 2016

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.

Old Business

7:00 PM Appeal No. 2016-002

E R & C Enterprises, LLC

E R & C Enterprises, LLC has applied for a Special Permit pursuant to Section 240-25(C)(1) – Conditional Uses in the Highway Business District for a retail convenience store and food establishment with drive-through. The Applicant, who currently operates a preexisting nonconforming gas station with car wash and retail, intends to remove the existing drive-through car wash, including all equipment and underground tanks, and construct a 980 square foot addition with a relocated drive-through at the rear of building. The drive-through would be converted to a takeout beverage and food lane. The retail sale of gasoline, a preexisting nonconforming use, is proposed to continue. The property is located at 577 West Main Street, Hyannis, MA as shown on Assessor's Map 269 as Parcel 003. It is located in the Highway Business (HB) Zoning District and the Wellhead and Groundwater Protection Overlay Districts.

Continued from January 13, 2016 and February 10, 2016.

Members assigned: Brian Florence, Alex Rodolakis, George Zevitas, Herbert Bodensiek, Robin Young

Members assigned 02-10-16: Brian Florence, Alex Rodolakis, George Zevitas, Robin Young

7:01 PM Appeal No. 2016-012

O'Connor

Adam O'Connor has petitioned for a variance to Section 240-14.E – Bulk Regulations. The petitioner is proposing to construct an addition to the existing dwelling located sixteen (16) feet from the property line, where a thirty (30) foot front yard setback is required from Gristmill Path. The property is located at 390 Jones Road, Marstons Mills, MA as shown on Assessor's Map 047 as Parcel 093. It is located in the Residence F Zoning District.

Continued from March 9, 2016.

Continued from March 23, 2016 - Members assigned: Brian Florence, Alex Rodolakis, George Zevitas, David Hirsch, Robin Young, (Matt Levesque present)

New Business

7:00 PM Appeal No. 2016-018

Alliegro

George and Debra Alliegro have applied for a Special Permit pursuant to Section 240-91H(3) Nonconforming Lots – Developed Lot Protection. The applicants are proposing to demolish an existing 5,084 gross square foot dwelling and accessory structures and rebuild a new 7,239 gross square foot dwelling and accessory structures on a nonconforming lot. The new detached accessory structure will not conform to current setback requirements, but it will be more conforming than what currently exists. An existing detached accessory structure is set back 10 feet from Washington Street; the proposed detached accessory structure will be set back 12.5 feet from Washington Street. The property is located at 202 Sea View Avenue, Osterville, MA as shown on Assessor’s Map 138 as Parcel 014. It is located in the Residence F-1 Zoning District.

No members assigned

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

May 25, 2016; June 8, 2016; June 22, 2016; July 13, 2016; July 27, 2016

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