



# Town of Barnstable

## Zoning Board of Appeals



[www.town.barnstable.ma.us/ZoningBoard](http://www.town.barnstable.ma.us/ZoningBoard)

### Board Members:

Brian Florence – Chair Alex Rodolakis – Vice Chair George Zevitas - Clerk  
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 – Regulatory / Design Review Planner - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
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Carol Puckett – Administrative Assistant – [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

## Agenda

**Wednesday, March 23, 2016**

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.

### Old Business

**7:00 PM Appeal No. 2016-002**

**E R & C Enterprises, LLC**

***Applicant has submitted a request to continue the hearing to May 11, 2016. Signed extension on file.***

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. 2016-006**

**Haddock**

***Applicant has submitted a request to continue the hearing to April 6, 2016.***

Lucinda Haddock has petitioned for a variance to Section 240-14.E Bulk Regulations. The petitioner is requesting a variance to construct a carport within a required side yard setback. The property is located at 108 Buckwood Drive, Hyannis, MA as shown on Assessor's Map 272 as Parcel 082. It is located in the Residence C -1 Zoning District.

*Continued from February 10, 2016*

*Members assigned: Brian Florence, Alex Rodolakis, George Zevitas, Robin Young, David Hirsch*

**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. No members assigned.

**New Business**

**7:00 PM Appeal No. 2016-016**

**South Sea Village, Inc.**

South Sea Village, Inc., as lessee, has applied for a Conditional Use Special Permit pursuant to Section 240-25 and a modification of Special Permit No. 1987-107. The Applicant is proposing a restaurant with take-out service on the premises. The modification would remove a condition that prohibits take-out food service. The property is located at 574 Iyannough Road, Hyannis, MA as shown on Assessor's Map 311 as Parcel 023-001. It is located in the Highway Business (HB) Zoning District.

**Correspondence**

03-11-16 – Regulatory Agreement Application – Mark Hyannis, LLC – Barnstable/Bearse Road Redevelopment Project

03-14-16 – Notice of License Application Pursuant to MGL Chapter 91 – Waterways License Application #W15-4519 – Dockside Marina, LLC. , 21 Arlington Street, Hyannis, MA

**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