



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Alex Rodolakis – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Robin Young – Regular Member Matthew Levesque – Associate Member
Spencer Aaltonen – Associate Member Jacob Dewey – Associate Member
James Tinsley – Town Council Liaison

Staff Support

Elizabeth Jenkins – Director - 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, July 12, 2017

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.

Executive Session

The Zoning Board of Appeals may vote to go into Executive Session under G.L. c. 30A §21(a)(3), if the chair declares that an open meeting may have a detrimental effect on the litigating position of the Committee, the Zoning Board of Appeals may vote to go into executive session to discuss litigation strategy with regard to the following pending case:

- Pacheco v. Town of Barnstable Zoning Board of Appeals

If so voted, the Executive Session will be held in the Town Council Conference Room at 7:00 P.M.

Old Business

7:00 PM Appeal No. 2017-014

Centerville Village Apartments Realty Trust

Adam J. Hostetter and Kristen Williams Haseotes, Trustees of the Centerville Village Apartments Realty Trust have applied for Special Permits pursuant to §240-93(B) Nonconforming Buildings or Structures not used as single or two-family dwellings and §240-94(B) Expansion of a Preexisting Nonconforming Use. The Applicant seeks to expand the preexisting nonconforming multi-family residential use on the property. The proposal is to relocate and preserve the existing filling station building on the property; demolish the remainder of the structures; and construct nine single-family dwellings (four two-bedroom units and five one-bedroom units). The property is located at 981 Main Street, Osterville, MA as shown on Assessor's Map 117 as Parcels 026 and 178. It is located in the Residence C and Wellhead Protection Overlay Zoning Districts

Time Extension signed 05-24-17. New Decision Due: 08-05-17

Continued from March 8th, March 22, 2017, April 12, 2017, May 10, 2017, May 24, 2017. No members assigned. No testimony taken. Continued again to June 14, 2017 – Members assigned: Brian Florence, David Hirsch, Herb Bodensiek, Robin Young, Spencer Aaltonen

Request was received on 07-06-17 from Attorney Schulz to continue this to July 26, 2017.

7:01 PM Appeal No. 2017-038

Centerville Village Apartments Realty Trust

Adam J. Hostetter and Kristen Williams Haseotes, Trustees of the Centerville Village Apartments Realty Trust, have applied for a Special Permit pursuant to Section 240-94.A – Change of a Nonconforming Use to another Nonconforming Use as an alternative form of relief to that as set forth in Appeal 2017-014. The applicant is proposing to relinquish use of the property for a gasoline filling and service station, relocate and preserve the filling station structure, demolish the remaining buildings on site and construct nine (4, two-bedroom and 5, one-bedroom) single family dwellings. The property is located at 981 Main Street, Osterville, MA as shown on Assessor's Map 117 as Parcels 026 and 178. The property is located in the Residence C (RC) and Wellhead Protection (WP) Overlay Zoning Districts.

Continued from May 24, 2017 and June 14, 2017. No members assigned. No testimony taken.

Request was received on 07-06-17 from Attorney Schulz to continue this to July 26, 2017.

New Business

7:02 PM Appeal No. 2017-053

Darling

Michael and Kristyne Darling, as prospective owners, have applied for a modification of Special Permit No. 2004-064 which was issued for an addition that intruded into two required setbacks. The applicants are proposing to modify condition No. 7 of Special Permit No. 2004-064 in order to allow the construction of a pool. The property is located at 53 Island Avenue, Hyannisport, MA as shown on Assessor's Map 265 as Parcel 032. It is located in the Residence F-1 Zoning District.

7:03 PM Appeal No. 2017-054

Darling

Michael and Kristyne Darling, as prospective owners, have applied for a Variance as alternative relief to a modification of Special Permit No. 2004-064 issued for an addition that intruded into two required setbacks. The applicants are proposing to construct a pool approximately five (5) feet from the property line where a side yard setback of fifteen (15) feet is required. The property is located at 53 Island Avenue, Hyannisport, MA as shown on Assessor's Map 265 as Parcel 032. It is located in the Residence F-1 Zoning District.

Correspondence

Received July 5, 2017 - Chapter 91 and 401 Water Quality Certification Public Notice by Deep Water Realty Trust to dredge approximately 1,850 cubic yards of sediment in Hyannis Inner Harbor.

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

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