



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

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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, April 25, 2018

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. 2018-015 Amended

JNJ Holdings, LLC

JNJ Holdings, LLC have applied for a Special Permit under Section 240-25 HB Conditional Use, Section 240-35 Well Protection Overlay District, Section 240-53 Landscape Requirements for Parking Lots and Setbacks, Section 240-54 Location of parking lot in relationship to building, and Section 240-57 Circumstances Warranting Reduction of Requirements. The Applicant is proposing to demolish the existing structure, remove the underground tanks, and construct quick change oil and auto repair facility building of 6,324 square feet, nine service bays, with paving and landscaping. There will be three bays for oil changing, one bay for alignments, one bay for inspections, and four bays for auto repair. The property is located at 326 West Main Street, Hyannis, MA as shown on Assessors Map 269 Parcel 159. It is located in the Highway Business (HB) and Residence B (RB) Zoning Districts and Well Protection (WP) Overlay District. **This Appeal was continued for re-advertising.**

New Business

7:01 PM Appeal No. 2018-021

Thomas, Red Maple Trust

Lance D. Thomas, Trustee of Red Maple Trust, has applied for a Special Permit in accordance with Section 240-131. 4. D. (2) – Craigville Beach District Use Regulations - Change, Expansion, Alteration by Special Permit. The applicant is proposing to demolish the existing 666 square foot garage and construct a new 660 square foot garage in the easterly portion of the property. The property is located at 1248 Craigville Beach Road, Centerville, MA as shown on Assessor's Map 206 as Parcel 082. It is located in the Craigville Beach District (CBD) and the Centerville River North Bank Neighborhood (CRNB) Zoning Districts.

7:02 PM Appeal No. 2018-024

Berkery

Andrew M. and Joan W. Berkery have applied for a modification of Special Permit 2014-050, Conditions No. 4 and 7 in order to finish the basement area of the main dwelling for use as a laundry room, bathroom and open bonus room and to construct an outdoor shower. Condition No. 4 requires prior approval from the Board for any expansion in gross square footage or footprint and Condition No. 7 prohibited an outdoor shower. The subject property is located at 49 Lafayette Avenue, Hyannis, MA as shown on Assessor's Map 287 as Parcel 047. It is located in the Residence F-1 Zoning District.

7:03 PM Appeal No. 2018-025

Kuda

Peter M. Kuda and Wendy J. Kuda, Trustees of the Kuda Family Trust, have applied for a Special Permit pursuant to Section 240-92(B) - Alteration and Expansion of Nonconforming buildings or structures used a single- and two family residences. The petitioners are proposing to construct a 12X12 screened porch which encroaches into the required 20 foot setback for the zoning district in which it is located. The subject property is located at 41 Sixth Avenue, Hyannis, MA as shown on Assessor's Map 246 as Parcel 143. It is located in the Residence B Zoning District.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

May 9, 2018, May 23, 2018, June 13, 2018

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