



Town of Barnstable

Zoning Board of Appeals



Board Members:

Alex Rodolakis – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Jacob Dewey – Regular Member
Paul Pinard – Associate Member Kyle Evancoe – Associate Member Todd Walantis – Associate Member Mark Hansen – 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, October 10, 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 and 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. 2018-036

Powers

Robert J. and Veronica A. Powers have petitioned for a Variance pursuant to Section 240-36 Resource Protection Overlay District (RPOD) and Section 240-14 Residence F (RF) Zoning District. The petitioners are seeking relief from the minimum lot size requirement to divide their lot into Lot 1 and Lot 2. The proposed Lot 1 will have approximately 45,230 square feet of upland and the proposed Lot 2 will have approximately 43,600 square feet of upland where 2 acres is required. The subject property is located at 760 Poponessett Road, Cotuit, MA as shown on Assessor's Map 006 Parcel 046. It is located in the Residence F (RF) Zoning District and the Resource Protection Overlay District (RPOD).

Continued from July 25, 2018 and September 26, 2018. Members assigned: Alex Rodolakis, Jake Dewey, Herb Bodensiek, Kyle Evancoe, Todd Walantis

New Business

7:01 PM Appeal No. 2018-049

Nickulas

Larry Nickulas has applied for a Special Permit in accordance with Section 240-47.1.B – Family Apartments. The Applicant is requesting relief in order to create a family apartment above the detached garage after constructing the principal dwelling.

The property is located at 240 The Plains Road, West Barnstable, MA as shown on Assessor's Map 152 as Parcel 059-001. It is located in the Residence F (RF) Zoning District.

7:02 PM

Appeal No. 2017-056

Barr

Jan T. Barr, as Trustee of the Jan T. Barr 2010 Revocable Trust, has petitioned for a Variance to Section 240-44.A – Accessory Uses Permitted with Special Permit. The petitioner is requesting a Variance in order to construct a small boardwalk, ramp and float on her unimproved beach lot located at 0 Long Beach Road, Osterville. The beach lot is located directly opposite and across the Centerville River from the primary residence located at 49 Main Street, Osterville. Section 240-44.A of the Barnstable Zoning Ordinance provides that the accessory use lot be either adjoining the primary use lot or be directly opposite and across a road from the accessory use lot. The subject property is located at 0 Long Beach Road, Osterville, MA as shown on Assessor's Map 185 as Parcel 047. It is located in the Residence F-1 (RF-1) and Resource Protection Overlay Zoning Districts (RPOD).

7:03 PM

Appeal No. 2018-050

Gavin Family Trust

Daniel G. Gavin and Stephanie L. Gavin, Trustees of the Gavin Family Trust, have petitioned for a Variance to Section 240-11.E – Bulk Regulations. The petitioners are asking for relief from the twenty (20) foot front yard setback requirement of the zoning district in which it is located in order to construct a porch approximately 18.3 feet front the front yard setback. The property is located at 108 Sunset Lane, Barnstable, MA as shown on Assessor's Map 301 as Parcel 059. It is located in the Residence B (RB) Zoning District.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

October 24, 2018, November 7, 2018ⁱ, November 14, 2018, December 12, 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

ⁱ Special Hearing for the continuance of T-Mobile – Northeast, LLC., Appeal Nos. 2018-044 and 2018-047