



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 – Regular Member
Todd Walantis – Associate Member Mark Hansen – Associate Member Emanuel Alves – Associate Member Aaron Webb-Associate Member
David Bogan – 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, March 24, 2021

The Zoning Board of Appeals Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Zoning Board of Appeals meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Zoning Board of Appeals by utilizing the Zoom link or telephone number and Meeting ID provided below:

Join Zoom Meeting Option	Telephone Number Option
https://zoom.us/j/97765916692	888 475 4499 US Toll-free
Meeting ID: 977 6591 6692	Meeting ID: 977 6591 6692

3. Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely and are not permitted to be physically present at the meeting, and may participate through accessing the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to anna.brigham@town.barnstable.ma.us , so that they may be displayed for remote public access viewing.

Copies of the applications are available for review by calling (508) 862-4682 or emailing anna.brigham@town.barnstable.ma.us .

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.

Minutes

None

Old Business

None

New Business

7:00 PM

Appeal No. 2021-012

DeVesto

Thomas DeVesto and Angela Hahn/Thomas J. DeVesto have petitioned for a Variance pursuant to Section 240-14 E Bulk Regulations, Minimum Lot Area for the RF Zoning District. The Petitioners are seeking a Variance to adjust the lot lines between two properties. The new lot located at 821 Old Post Road will remain a conforming lot. The new lot located at 835 Old Post Road will remain a nonconforming lot but will be less nonconforming than the existing lot. The properties are located at 821 Old Post Road and 835 Old Post Road, Cotuit, MA as shown on Assessors Map 073 as Parcel 007 and Map 073 as Parcel 006-002. They are both located in the Residence F (RF) Zoning District and Resource Protection Overlay District (RPOD).

7:01 PM

Appeal No. 2021-013

McDonald's Corporation

The McDonald's Corporation have applied for a Special Permit pursuant to Section 240-25 (C) Conditional drive-thru use, Section 240-65 (J) Menu Board Signage, and Section 240-61 (B) Prohibited Signs. The Applicant is seeking site improvements to (1) allow for the proposed drive-thru modifications, as the drive-thru use is a conditional use in the HB District, (2) allow two menu boards (20 square feet each) and two pre-browse boards (10 square feet each) where the maximum menu board shall not exceed three (3) square feet in area, and (3) to allow for the four LED menu boards, where LED signs are prohibited in the HB Zoning District. The property is located at 654 Iyannough Road (Route 132), Hyannis, MA as shown on Assessors Map 311 as Parcel 86. It is located in the Highway Business (HB) Zoning District.

Correspondence

None

Discussion & Approval

FY 20 Annual Report (July 1, 2019-June 30, 2020)

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

April 14, 2021, April 28, 2021, May 12, 2021

Adjournment