



Town of Barnstable Zoning Board of Appeals



Board Members:

Jacob Dewey – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Paul Pinard – Regular Member Mark Hansen – Regular Member
Todd Walantis – Associate Member Emanuel Alves – Associate Member Aaron Webb-Associate Member Denise Johnson-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
Administrative Assistant –

Agenda

Wednesday, March 9, 2022

7:00 PM

The Zoning Board of Appeals Public Hearing will be held by remote participation methods.

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/94027743569	888 475 4499 US Toll-free
Meeting ID: 940 2774 3569	Meeting ID: : 940 2774 3569

3. Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely, 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

February 23, 2022

Old Business

7:00 PM

Appeal No. 2022-001

Robert A. Savoie, Trustee Robert A. Savoie Rev Tr

Robert A. Savoie, Trustee of the Robert A. Savoie Revocable Trust has applied for a Special Permit pursuant to Section 240-91 H.3 Developed Lot Protection. The applicant seeks to demolish a 2,529 square foot single family dwelling and construct a 9,409

square foot single family dwelling on a nonconforming lot containing 20,678 square feet. The demolition will include the existing dwelling, shed, and retaining walls. The construction will include the dwelling and retaining walls. The subject property is located at 24 Overlea Road, Hyannis, MA as shown on Assessors Map 287, Parcel 150. It is located in the Residence F-1 (RF-1) Zoning District. **Continued from February 9, 2022. Submitted a Request to Continue to April 27, 2022**

7:01 PM

Appeal No. 2022-002

Sheree Kay, Trustee for SPK Family Realty Trust

Sheree P. Kay, Trustee for the SPK Family Realty Trust has applied for a Special Permit pursuant to Section 240-131.4(D)(2(a) Change, Expansion, Alteration of structures and Section 240-131.4 (E) Dimensional Relief. The applicant seeks to construct a 14' x 19' carriage shed for the purpose of housing an antique vehicle, which will encroach into the front yard setback of an unconstructed paper way. The proposed shed will have a setback of 10.6 feet where 15 feet is required. The subject property is located at 74 Summerbell Avenue, Centerville, MA as shown on Assessor's Map 226 Parcel 064. It is located in the Craigville Beach District Craigville Village (CBDCV) in the District of Critical Planning Concern (DCPC).

Continued from February 9, 2022.

New Business

7:02 PM

Appeal No. 2022-004

Coughlin

Patrick K. Coughlin and Kimberly Piculell Coughlin have applied for a Special Permit pursuant to Section 240-131.4D (2)(a) Change, Expansion or Alteration of Uses or Structures and Section 240-131. 4 E. Dimensional Relief for the front yard setback where 15 feet is required and 4.7 feet and 4.8 feet is provided. The Applicants seek to alter/expand the existing dwelling pursuant to the plans prepared by Sullivan Engineering & Consulting, Inc. and Atelier R Design. The existing dwelling contains 2,704 square feet and the proposed dwelling contains 3,264 square feet. The subject property is located at 186 Lake Elizabeth Drive, Centerville, MA as shown on Assessor's Map 226 Parcel 184. It is located in the Craigville Beach District – Craigville Village (CBD-CV) Zoning District in the District of Critical Planning Concern (DCPC).

7:03 PM

Appeal No. 2022-005

Salazar

Paul Salazar, as leasee of Two Block Realty Trust, has applied for a Special Permit pursuant to Section 240-20 B. (3)(b) of the West Barnstable Village Business District Special Permit Uses, Personal Service. The Applicant is seeking to operate an acupuncture clinic and small herbal retail establishment. The subject property is located at 990 Main Street, Unit 2, West Barnstable, as shown on Assessor's Map 179 as Parcel 001-00B. It is located in the West Barnstable Village Business District (WBVBD).

7:04 PM

Appeal No. 2022-006

White

Allen J. White has petitioned for a Variance from Section 240-24.1.5 B. Dimensional, Bulk and Other requirements in the Single Family Residential District. The Petitioner is seeking a variance from minimum lot area where 20,000 square feet is required and 15,358 square feet is provided and rear yard setback where 10 feet is required and 3 feet is provided. The subject property is located at 438 South Street. Hyannis, MA, as shown on Assessor's Map 308 as Parcel 123. It is located in the Single Family (SF) Residential District.

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

March 23, 2022, April 13, 2022, and April 27, 2022

Adjournment