



Town of Barnstable Zoning Board of Appeals



Board Members:

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard - Clerk
Aaron Webb – Regular Member Mark Hansen – Regular Member
Todd Walantis – Associate Member Vacant – Associate Member Vacant-Associate Member Denise Johnson-Associate Member
Kristine Clark - Town Council Liaison

Staff Support

Elizabeth Jenkins –Director - elizabeth.jenkins@town.barnstable.ma.us
Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
Genna Ziino – Adinistrative Assistant – genevey.ziino@town.barnstable.ma.us

Agenda

Wednesday, January 11, 2023

7:00 PM

To all persons interested in or affected by the actions of the Zoning Board of Appeals, you are hereby notified, pursuant to Section 11 of Chapter 40A of the General Laws of the Commonwealth of Massachusetts, and all amendments thereto, that a public hearing on the following appeals will be held on Wednesday, January 11, 2023, at the time indicated:

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://townofbarnstable-us.zoom.us/j/81915315738	US Toll-free 888 475 4499
Meeting ID: 819 1531 5738	Meeting ID: 819 1531 5738

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

March 9, 2022 – Click [HERE](#) for Materials
April 13, 2022 – Click [HERE](#) for Materials
April 27, 2022 – Click [HERE](#) for Materials
May 11, 2022 – Click [HERE](#) for Materials
May 25, 2022 – Click [HERE](#) for Materials
June 8, 2022 – Click [HERE](#) for Materials
June 22, 2022 – Click [HERE](#) for Materials
July 13, 2022 – Click [HERE](#) for Materials
December 7, 2022 – Click [HERE](#) for Materials

Old Business

7:00 PM

Appeal No. 2022-029

Leveroni

Maureen Leveroni has applied for a Special Permit pursuant to Section 240.91 (H)(3) Nonconforming Lot and requests a finding under M.G.L. Chapter 40A Section 6 regarding compliance with floor area ratio. The Applicant proposes to demolish two existing single story structures and replace the structures with one, *two story structure on the same or smaller footprint. The subject property is located at 14 Beale Way, Barnstable, MA as shown on Assessor's Map 279 Parcel 014. It is located in Residence F-1 (RF-1) Zoning District. **Continued from June 8, 2022, and July 13, 2022, August 24, 2022, October 12, 2022, December 7, 2022.**

**Revised to 1 story*

(Click [HERE](#) for Materials)

New Business

7:01 PM

Appeal No. 2022-053

Riley

Heather L. Riley and Charles E. Riley, Trustees have petitioned for a Variance pursuant to Section 240-7 G. (2) – Setbacks from Wetlands/Great Ponds. The Petitioners propose to construct an elevated 12 foot by 12 foot deck with a 4 foot entrance located 27 feet from a Great Pond where 50 feet is required. The subject property is addressed as 36 Holly Point Road, Centerville, MA as shown on Assessor's Map 233 as parcel 039. The lot is located in the Residential D-1 (RD-1) Zoning District. ***To be readvertised for January 25, 2023**

(Click [HERE](#) for Materials)

7:02 PM

Appeal No. 2022-054

Vilsaint

Kevin Y. Vilsaint and Corrie L. Vilsaint have applied for a Special Permit pursuant to 240-47.1.B. (4) Family Apartments. The Applicants are seeking to demolish an existing 1,384 square foot accessory structure and construct a new 1,384 square foot detached family apartment. The subject property is addressed as 358 Flint Street, Marstons Mills, MA as shown on Assessor's Map 101 as Parcel 121. It is located in the Residential F (RF) Zoning District. ****Request to continue to February 8, 2023**

(Click [HERE](#) for Materials)

7:03 PM

Appeal No. 2022-056

Villani

Paul Mazzola, G.C.I. Builders, on behalf of the owner Richard A. Villani, has petitioned for a Variance from Section 240-11 E. Bulk Regulations in the RB Zoning District. The Petitioner seeks a variance from the minimum bulk regulations to allow for the newly poured garage foundation to encroach into the rear setback with foundation setbacks existing at 6.2 and 6.4 feet, where 10 feet is required. The subject property is located at 109 Wagon Lane, Hyannis, MA as shown on Assessor's Map 270 as Parcel 198. It is located in the Residence B (RB) Zoning District.

(Click [HERE](#) for Materials)

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

January 25, 2023, February 8, 2023, February 22, 2023

Adjournment