



BARNSTABLE
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21 JUN 24 P2:47

Town of Barnstable Zoning Board of Appeals Minutes

Wednesday, May 8, 2013 7:00 PM

2nd Floor Hearing Room – 367 Main Street, Hyannis, MA

13 JUN 26 NO 57

BARNSTABLE
TOWN CLERK

Laura Shufelt - Chair	Absent
William Newton – Vice Chair	Present
Craig Larson	Present
Alex Rodolakis	Present
Brian Florence	Absent
George Zevitas	Present
David Hirsch	Present

Also present were Elizabeth Jenkins – Principal Planner and Carol Puckett – Administrative Assistant.

William Newton chairs the meeting and calls the meeting to order at 7:04 PM.

Call to Order

Introduction of Board Members – **Members present introduce themselves**

William Newton then calls the Kenney appeal and reads it into the record

7:00 PM Appeal No. 2013-010 - Cont'd Kenney

Doreen M. Kenney has applied for a variance from Section 240-7(D) Lot Shape Factor. The relief is requested to allow the division of approximately 2.03 acres of land into two, one acre lots. One of the lots will conform to zoning and the other will require relief from the lot shape factor only. A maximum shape factor of 22 is allowed and a shape factor of 25.73 is proposed. The subject property is located at 114 Old Jail Lane, Barnstable, MA as shown on Assessor's Map 278 as Parcel 022. It is located in the Residence F-2 Zoning District.

Opened March 13, 2013 – No members assigned. Continued to March 27, 2013.- Members assigned: Alex Rodolakis, Craig Larson, George Zevitas, William Newton, Laura Shufelt. Continued to May 8, 2013.

Members assigned tonight: William Newton, Craig Larson, Alex Rodolakis, George Zevitas, David Hirsch

Applicant's Representative: Kieran Healey, land surveyor from BSC Engineering Group of Yarmouth. Also with him tonight is Craig Field, another land surveyor from BSC. Mr. Healey and Mr. Field had met with the neighbors again to discuss to see if they could come up with a solution since the last meeting. He states that there should be a letter from another neighbor regarding the agreement. He points out the green area on the map and says the neighbors are in agreement. This area is 57X58X107X121. The topography is steep and the concern is that if developed, the parcel would contribute to more runoff. They would put a restriction that might say that this would be left as it is, be put on a plan that would be recorded and to be before the Planning Board if approved tonight to show this restricted area. He points out the setback lines. The other thing that didn't come up at the last meeting was the hardship factor. He states that the owners bought the property at the height of the market and would like to sell the lot in order to put into the other house on the proposed adjoining lot.

William Newton notes that there was a concern about a row of trees that might be taken down.

Vote:

AYE: David Hirsch, Alex Rodolakis, Craig Larson, William Newton

NAY: George Zevitas

Motion is made by Craig Larson to grant the relief being requested in accordance with Page 3 of the revised Staff Report (EXHIBIT A – Kenney) with Condition #6 to read as follows and all other conditions as outlined in the staff report (1 to 9):

6. Mature trees will be a minimum of 8 inch caliper size within 30 feet of the northern and eastern property boundary of Lot 1 and the eastern property boundary of Lot 2 shall be retained.

Vote:

AYE: David Hirsch, Alex Rodolakis, Craig Larson, William Newton

NAY: George Zevitas

Old Business

None

Approval of Minutes

Minutes from March 27, 2013

Motion is made by Alex Rodolakis and seconded by David Hirsch to approve the minutes as submitted. (Exhibit B – Minutes)

Vote:

All in favor

Motion to adjourn is made by Craig Larson and seconded by David Hirsch.

Vote:

All in favor.

Exhibits

Exhibit A – Kenney - See ZBA File 2013-010

Exhibit B – Minutes – See ZBA File: 2013 Minutes, 03/27/13