



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Craig Larson – Chair Brian Florence – Vice Chair Alex Rodolakis – Clerk George Zevitas - Member
David A. Hirsch – Associate Member Herbert Bodensiek – Associate Member Robin Young – Associate Member Matthew Levesque – Associate Member
James Tinsley – Town Council Liaison

Staff Support

Elizabeth Jenkins – Principal Planner - elizabeth.jenkins@town.barnstable.ma.us
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, October 28, 2015

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 in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

Approval of Minutes

Minutes of July 22, 2015 and August 26, 2015

Old Business

7:00 PM Appeal No. 2015-040

Thompson

Jane McC. Thompson, Trustee of 205 Scudder Realty Trust, has applied for a modification of the conditions of Variance Nos. 1995-052 and 2011-023. The applicant is requesting to eliminate Condition #3 of 1995-052 and Condition #3 of 2011-023 restricting the further division of the land. The applicant seeks to allow approval of a further division of the land from one nonconforming lot into two conforming lots. The property is located at 205 Scudder Lane, Barnstable, MA as shown on Assessor's Map 259 as Parcel 007-001. It is located in the Residence 2-C Zoning District.

Continued from August 12, 2015, August 26, 2015, and September 30, 2015 – No members assigned August 12, 2015 or September 30, 2015

Members Assigned August 26, 2015: Brian Florence, Alex Rodolakis, George Zevitas, Herbert Bodensiek, Robin Young

New Business

7:00 PM Appeal No. 2015-052

Rennie

Edmund & Gael Rennie have applied for variances from the one-acre minimum lot area and front yard setback requirement of the RF District and the two-acre minimum lot area requirement of the Resource Protection Overlay District to allow for an equal exchange of two 2,112 sq.ft parcels. The land swap will reconfigure the lot line between the subject property and the adjoining parcel (0 Putnam Ave, Map 036 Parcel 039) to address a driveway encroachment. The property is located at 25 East Lane, Cotuit, MA as shown on Assessor's Map 036 as Parcel 026. It is located in the Residence F Zoning District and Resource Protection Overlay District.

7:00 PM Appeal No. 2015-053

Parrella

David Parrella, as prospective owner, has petitioned for a Special Permit pursuant to Section 240-91.H(3) to demolish an existing dwelling and to construct a new 3-bedroom dwelling on a lot consisting of less than 10,000 square feet. The property is located at 101 Hollingsworth Road, Osterville, MA as shown on Assessor's Map 140 as parcel 067. It is in the Residence C zoning district.

Correspondence

Matters Not Reasonably Anticipated by the Chair

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