



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

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Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, February 22, 2017

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.

New Business

7:00 PM Appeal No. 2017-008

Glick

Marvin and Diane Glick are appealing the Building Commissioner's constructive denial of a request for zoning enforcement. The Appellants seek enforcement of a zoning violation on 305 Baxters Neck Road, specifically the construction of a retaining wall inside of the zoning setback area adjacent to the Glick property located at 285 Baxters Neck Road. The appeal is filed pursuant to Massachusetts General Law 40A Section 7, citing Sections 240-123 (enforcement), 240-14 (RF Zoning District) and 240-128 (Definitions) of the Zoning Ordinance. The property that is the subject of this appeal is located at 305 Baxters Neck Road, Marstons Mills, MA as shown on Assessor's Map 075 as Parcel 009. It is located in the Residence F (RF) Zoning District.

7:01 PM Appeal No. 2017-009

Devaney

William P. Devaney has applied for a Special Permit pursuant to Section 240-94(B) Expansion of a Pre-existing Nonconforming Use. The Applicant seeks to improve one of two cottages on the property by adding a kitchen, bathroom and utilities, in addition to making general carpentry repairs. The property is located at 120 Main Street, Centerville, MA as shown on Assessor's Map 208 as parcel 058. It is located in the Residence D-1 and Resource Protection Overlay Zoning Districts.

7:03 PM Application No. 2017-010

Crac, Inc.

Crac, Inc. d/b/a Chart Room at Crosby's have requested a modification of Special Permit Nos. 2003-60, 2007-44 and 2009-22 issued for the expansion of a preexisting nonconforming use. The Applicant seeks to modify the permits to allow for a change in ownership, increased hours of operation, expanded days of use and to allow for outdoor seating. The subject property is located at 330 West Bay Road, Osterville, MA as shown on Assessor's Map 116 as Parcel 013. It is zoned MB-A2 Marine Business A-2.

Correspondence

Received 02-10-17 from Cape Cod Commission, Limited Development of Regional Impact Scoping Decision for the Greenside Office Park Project located at 10 Attucks Lane, Hyannis, MA

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

March 8, 2017, March 22, 2017, April 12, 2017

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