



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, May 9, 2018

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.

Old Business

7:00 PM Appeal No. 2018-015 Amended

JNJ Holdings, LLC

JNJ Holdings, LLC have applied for a Special Permit under Section 240-25 HB Conditional Use, Section 240-35 Well Protection Overlay District, Section 240-53 Landscape Requirements for Parking Lots and Setbacks, Section 240-54 Location of parking lot in relationship to building, and Section 240-57 Circumstances Warranting Reduction of Requirements. The Applicant is proposing to demolish the existing structure, remove the underground tanks, and construct quick change oil and auto repair facility building of 6,324 square feet, nine service bays, with paving and landscaping. There will be three bays for oil changing, one bay for alignments, one bay for inspections, and four bays for auto repair. The property is located at 326 West Main Street, Hyannis, MA as shown on Assessors Map 269 Parcel 159. It is located in the Highway Business (HB) and Residence B (RB) Zoning Districts and Well Protection (WP) Overlay District. **This Appeal was continued for re-advertising.**

Continued from April 25, 2018. No testimony taken.

7:01 PM Appeal No. 2018-024

Berkery

Andrew M. and Joan W. Berkery have applied for a modification of Special Permit 2014-050, Conditions No. 4 and 7 in order to finish the basement area of the main dwelling for use as a laundry room, bathroom and open bonus room and to construct an outdoor shower. Condition No. 4 requires prior approval from the Board for any expansion in gross square footage or footprint and Condition No. 7 prohibited an outdoor shower. The subject property is located at 49 Lafayette Avenue, Hyannis, MA as shown on Assessor's Map 287 as Parcel 047. It is located in the Residence F-1 Zoning District.

Continued from April 25, 2018. No testimony taken.

New Business

7:02 PM Appeal No. 2018-026

Mayflower Cape Cod, LLC

Mayflower Cape Cod, LLC has petitioned for a Variance from Section 240-39.K(2) – Shopping Center Redevelopment Overlay District. The Petitioner is seeking to increase the total number of wall signs on the Cape Cod Mall, bringing the total number of wall signs to 20, where 15 is the maximum allowed. The property is located at 793 Iyannough Road, Hyannis MA as shown on Assessor's Map 293 as Parcel 024. It is located in the Business (B), Highway Business (HB), and Shopping Center Redevelopment Overlay District (SCROD) Zoning Districts.

7:03 PM Appeal No. 2018-027

Mayflower Cape Cod, LLC

Mayflower Cape Cod, LLC has applied for a modification of Special Permit 1998-31 pursuant to Section 240-39.M – Shopping Center Redevelopment Overlay District to reflect revised site plans and elevations. The Applicant is seeking to demolish the existing 13,250 square foot Sears Auto Service Building in order to expand parking and further seeks to modify a curb cut. The property is located at 793 Iyannough Road, Hyannis MA as shown on Assessor's Map 293 as Parcel 024. It is located in the Business (B), Highway Business (HB), and Shopping Center Redevelopment Overlay District (SCROD) Zoning Districts.

7:04 PM Appeal No. 2018-028

Deyton

Patricia H. Deyton, Trustee of the Patricia H. Deyton 2010 Family Trust, and C. Edward Deyton, Trustee of the C. Edward Deyton 2010 Family Trust, has applied for a Special Permit pursuant to Section 240-131.4(D)(2), or in the alternative, Section 240-131.4(E) of the Ordinance. The Applicant seeks to expand an existing second floor deck approximately 22 square feet that will not conform to the applicable front yard setback. The property is located at 58 Vine Avenue, Centerville MA as shown on Assessor’s Map 226 as Parcel 038. It is located in the Craigville Beach District (CBD), Craigville Village (CV) Neighborhood Overlay.

Correspondence

- Received 04-24-18 from Cape Cod Commission – RE: Modification Type 1 to the Development of Regional Impact Decision for the Cape Cod Five Hyannis Banking Center approved on April 23, 2018.
- Received 04-24-18 from Cape Cod Commission – RE: Decision for the re-designation of the Downton Hyannis Growth Incentive Zone (GIZ) that was approved by the Commission on April 19, 2018.

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

May 23, 2018, June 13, 2018, June 27, 2018

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