



# Town of Barnstable

## Zoning Board of Appeals



### Board Members:

Alex Rodolakis – Chair   David Hirsch – Vice Chair   Herbert Bodensiek - Clerk  
Jacob Dewey – Regular Member   Paul Pinard – Regular Member  
Kyle Evancoe – Associate Member   Todd Walantis – Associate Member   Mark Hansen – Associate Member  
James Tinsley – Town Council Liaison

### Staff Support

Elizabeth Jenkins – Director - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
Carol Puckett – Administrative Assistant – [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

## Agenda

**Wednesday, September 12, 2018**

Hearing Room – 2<sup>nd</sup> 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 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

### Old Business

**7:00 PM                      Appeal No. 2018-041    Carbonneau**

Laurie Carbonneau has applied for a Special Permit pursuant to Section 240-34.L – Floodplain District Regulations – Exception from the Requirements. The applicant is seeking relief to finish the lower level of the principal dwelling to allow for temperate controlled storage and additional living space. The property is located at 174 Bay Shore Road, Hyannis, MA as shown on Assessor's Map 325 as Parcel 084. It is located in the Residence B (RB) and the AE (11) – 100 Year Flood and VE (13) – Velocity Zone Flood Zones.

*Continued from August 22, 2018. No members assigned. No testimony taken.*

### New Business

**7:01 PM                      Appeal No. 2018-045    Laham Management & Leasing, Inc.**

Laham Management & Leasing, Inc., has petitioned for a Use Variance from Section 240-24-1.6 – Principal Permitted Uses in the Office Medical (OM) Zoning District. The petitioner is proposing to; demolish an existing building and to use the lot as an entryway to a new automobile dealership building to be located at 141 Stevens Street, Hyannis, MA, to utilize a portion of the lot upon which to locate approximately 250+/- square feet of a proposed new dealership building, and for parking use accessory to the dealership use. The petitioner is also seeking a Variance in accordance with Section 240-24.1.6.C – Dimensional relief to the extent required for minimum lot area, minimum lot frontage and landscape requirements. With the adoption of the Office Medical (OM)/Multifamily Residential Zoning District, the use of an automobile dealership is not permitted as-of-right. The subject property is located at 105 Bassett Road, Hyannis, MA as shown on Assessor's Map 309 as Parcel 236.

**7:02 PM                      Appeal No. 2018-046    Laham Management & Leasing, Inc.**

Laham Management & Leasing, Inc., has petitioned for a Modification of Variance No. 2015-025 in order to amend Conditions 4 and 5 to reference a new site plan entitled "Site Plans for Proposed Redevelopment at Premier Mazda, 141 Stevens Street, Hyannis", dated July 10, 2018, Revised July 27, 2018. The revised site plan has been amended to relocate the proposed automobile dealership building and to reconfigure the parking lot and landscaping. The subject property is located at 157 Stevens Street, Hyannis, MA as shown on Assessor's Map 309 as parcel 240. It is located in the Office Medical (OM)/Multifamily Residential Zoning District.

### **Correspondence**

Application for a Regulatory Agreement filed by 720 Main Street Residences, LLC for a property located at 720 Main Street, Hyannis, shown on Assessors Map 308 as Parcel 003.

### **Matters Not Reasonably Anticipated by the Chair**

### **Upcoming Meetings**

September 26, 2018, October 10, 2018, October 24, 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