



# 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 – Associate 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, January 9, 2019**

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

August 22, 2018

### Old Business

#### 7:01 PM Appeal No. 2018-044

#### T-Mobile Northeast, LLC.

T-Mobile Northeast, LLC., as lessee, has applied for a Special Permit pursuant to Article XIV, Section 240-130.4.B (2) of the District of Critical Planning Concern Regulations: Continuation; Changes in Use; Damaged Structures. The applicant is proposing to install six (6) wireless communications antennas, together with Remote Radio Heads (RRH), within the existing steeple of the South Congregational Church at a centerline height of sixty (60) feet. Further, appurtenant base transceiver equipment consisting of equipment cabinets and ancillary equipment will be installed in the basement of the Church. The subject property is located at 565 Main Street, Centerville, MA as shown on Assessor's Map 207 as Parcel 053. It is located in the Centerville Village District (CVD).

#### 7:02 PM Appeal No. 2018-047

#### T-Mobile Northeast, LLC.

T-Mobile Northeast, LLC., as lessee, has petitioned for a Use Variance pursuant to Article XII Section 240-125.B(1)(e) - Administration and Enforcement, Zoning Board of Appeals. The Petitioner is proposing to install six (6) wireless communications antennas, together with Remote Radio Heads (RRH), within the existing steeple of the South Congregational Church at a centerline height of sixty (60) feet. Further, appurtenant base transceiver equipment consisting of equipment cabinets and ancillary equipment will be installed in the basement of the Church. The subject property is located at 565 Main Street, Centerville, MA as shown on Assessor's Map 207 as Parcel 053. It is located in the Centerville Village District (CVD).

Original Hearing Date: September 26, 2018. Continued to November 7, 2018; Continued to January 9, 2019

Members assigned 09-26-18 and 11-07-18: Alex Rodolakis, David Hirsch, Herb Bodensiek, Paul Pinard, Todd Walantis

### New Business

#### 7:00 PM

#### Appeal No. 2019-001

#### Starr

Donna Starr has petitioned for a variance from Section 240 Section 13 - RC, RD, RF-1 and RG Residential Districts, A-E. The Petitioner is seeking a variance to allow the rental of up to three rooms in the RC District which is currently not permitted. The property is located at 31 Babbling Brook Road, Centerville, MA as shown on Assessors Map 188 as parcel 152. It is located in the Residence C (RC) Zoning District.

#### 7:01 PM

#### Appeal No. 2019-002

#### Abbott & Blakeley, Trustees

David H. Abbott and Amanda Blakeley as Trustees of Cedarchip Realty Trust, have petitioned for a variance from Sections 240-13 RC, RD, RF-1 and RG Residential Districts; Section 240-36 Resource Protection Overlay District minimum lot area. The Petitioners are requesting a variance to allow a portion of 148 Windswept Way that includes the apron and end of 186 Windswept Way swimming pool to be exchanged for equal lot area elsewhere on 186 Windswept Way. The subject properties are located at 148 Windswept Way, Osterville, MA as shown on Assessor's Map

052 as Parcel 003 and 186 Windswept Way, Osterville, MA as shown on Assessors Map 052 as Parcel 002. Both parcels are located in the Residence F-1 (RF-1) Zoning District and the Resource Protection Overlay District (RPOD).

### **Correspondence**

Received 12-27-18 from Cape Cod Commission – Hearing Notice for Draft Technical Bulletins to the 2018/2019 Draft Regional Policy Plan. Hearing will take place on January 10, 2019, Harborview Conference Room, Barnstable County Complex, 3195 Main Street (Route 6A), Barnstable MA at 3:00 PM. Cape Cod Commission will take testimony and consider public comments received during the public comment period.

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

### **Upcoming Meetings**

### **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