



# 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, March 13, 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

December 12, 2018, January 9, 2019, January 23, 2019

### 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, September 12, 2018, October 24, 2018 and December 12, 2018, January 23, 2019. Members assigned on 09-12-18: David Hirsch, Herbert Bodensiek, Paul Pinard, Todd Walantis and Jacob Dewey.*

**7:01 PM**

**Appeal No. 2019-005**

**Haseotes**

George and Polyxeni Haseotes have applied for a Special Permit in accordance with Section 240-47.1 – Family Apartments and have requested to modify Special Permit No. 1989-67, Conditions 2 and 3 that limit the structure to storage only and plumbing is prohibited. The applicants are seeking relief in order to establish an existing detached, 1 bedroom, 776 square foot family apartment. The subject property is located at 773 South Main Street, Centerville, MA as shown on Assessor's Map 185 as Parcel 013. It is located in the Craigville Beach District (CBD) and the Centerville River North Bank (CRNB) Neighborhood Overlay Zoning Districts.

*Continued from February 13, 2019. Members assigned are Alex Rodolakis, Herbert Bodensiek, David Hirsch, Jacob Dewey, Mark Hansen.*

**7:02 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 Assessor's 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)

*Continued from January 9, 2019 and February 27, 2019. No members assigned, no testimony taken. Request to withdraw was received on February 26, 2019.*

### New Business

**7:03 PM**

**Appeal No. 2019-009**

**Zullo**

John Zullo has petitioned for a Modification of Variance 1996-114 in order to remove Conditions No. 3 and No. 9 which required one of the four permitted units to be owner-occupied. The subject property is located at 54 Main Street, Hyannis, MA as shown on Assessor's Map 342 as Parcel 025. It is located in the Medical Services (MS) Zoning District.

7:04 PM

Appeal No. 2019-012

Jones

Wendy S. and James B. Jones as Trustees of the Wendy S. Jones Trust have applied for a Special Permit in accordance with Section 240-92.B – Nonconforming Buildings or Structures used as Single and Two-family Residences. The applicants are proposing to construct a 7 foot by 22 foot addition that will encroach into the fifteen (15) foot required side yard setback. The subject property is located at 226 Washington Avenue, Osterville, MA as shown on Assessor’s Map 139 as Parcel 081-000. It is located in the Residence F-1 Zoning District.

7:05PM

Appeal No. 2019-013

Clough

Deborah Clough has petitioned for a Variance in accordance with Section 240-11 minimum lot area requirements in the RD-1 Residential District and Section 240-36 - Resource Protection Overlay District (RPOD). The Petitioner seeks to transfer approximately 553 square feet to an abutting lot to establish a new, nonconforming lot. The subject property is located at 633 South Main Street, Centerville, MA as shown on Assessors Map 186 as Parcel 061. It is located in the RD-1 and Resource Protection Overlay District (RPOD).

7:06 PM

Appeal No. 2019-014

Clough

Deborah Clough has petitioned for a Variance in accordance with Section 240-11 minimum lot area requirements in the RD-1 Residential District and Section 240-36 - Resource Protection Overlay District (RPOD). The Petitioner seeks to add approximately 553 square feet to lot from an abutting lot in order to establish a new, nonconforming lot. The subject property is located at 627 South Main Street, Centerville, MA as shown on Assessors Map 186 as Parcel 062. It is located in the RD-1 and Resource Protection Overlay District (RPOD).

### Correspondence

Cape Cod Commission hearing notice for Vineyard Wind Connector will be held on Monday March 18, 2019 at 10:00 am at the Cape Cod Commission offices located at 3225 Main St, Route 6A, Barnstable MA.

### Matters Not Reasonably Anticipated by the Chair

### Upcoming Meetings

March 27, 2019, April 10, 2019, and April 24, 2019

### 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