



# 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)  
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Carol Puckett – Administrative Assistant – [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

## Agenda

**Wednesday, April 10, 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.

### Comprehensive Permit Requests

**7:00 PM                      Comprehensive Permit No. 2016-025                      Habitat for Humanity of Cape Cod, Inc.**

Habitat for Humanity of Cape Cod, Inc. is requesting approval of a request to hold performance security (Form O) for remaining work and to release all four lots under covenant (Form G) for the 40B River Road Community Housing on Dickinson Drive, Marstons Mills.

### Old Business

**7:01PM                      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).

*Continued from March 13, 2019. No members assigned, no testimony taken.*

**7:02 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).

*Continued from March 13, 2019. No members assigned, no testimony taken.*

### New Business

**7:03 PM                      Appeal No. 2019-015                      Clough**

Deborah Clough has applied for a Special Permit in accordance with Chapter 240-94.B – Nonconforming Use. The applicant is proposing to expand a nonconforming use in conjunction with other Variance applications which proposes to move an existing lot line between 633 and 627 South Main Street, Centerville, MA. Currently, 627 South Main Street houses that nonconforming use. The subject property of this application is 627 South Main Street, Centerville, MA as shown on Assessor's Map 186 as parcel 062. It is located in the Residence D-1 (RD-1) and the Resource Protection Overlay (RPOD) Zoning Districts.

**7:04 PM                      Appeal No. 2019-016                      Hyannisport Club, LLC.**

Hyannisport Club, LLC., has applied for a Modification of Special Permit No. 2018-065 Conditions #1 and #2 in order to construct a larger addition/expansion for a second floor lounge and office space to the existing Clubhouse in accordance with Section 240-93. The subject property is located at 2 Irving Avenue, Hyannis, MA as shown on Assessor's Map 266 as Parcel 031. It is located in the Residence B (RB) and Residence F-1 (RF-1) Zoning Districts.

**7:05 PM Appeal No. 2019-017**

**MPG Corporation and 1617 Falmouth Road Series of PB&C LLC.**

MPG Corporation and 1617 Falmouth Road Series of PB&C, LLC., as co-applicants, have applied for a Modification of Special Permit 2018-007 in order to modify the site plan from the prior Special Permit in accordance with Section 240-93, Section 240-94 and Section 240-53. The modification includes moving the building back further on the lot, reducing the building size by approximately 400 square feet, adding additional parking spaces and adding a fifth fuel pump island. The subject property is located at 1617 Falmouth Road, Centerville, MA as shown on Assessor's Map 209 as parcel 085. It is located in the Highway Office (HO) and Residence C (RC) Zoning Districts.

**7:06 PM Appeal No. 2019-018**

**Stratil/Waterhouse**

Mark S. Stratil and Molly T. Waterhouse have applied for a Special Permit pursuant to Section 240-47.1.B(4) – Family Apartments. The applicants are requesting relief in order to convert the existing garage to a one-bedroom 860 square foot family apartment. The subject property is located at 146 Cobble Stone Road, Barnstable, MA as shown on Assessor's Map 316 as Parcel 064-001. It is located in the Residence F-1 Zoning District.

**7:07 PM Appeal No. 2019-019**

**Crocker/Sylvan Lane Realty Trust**

James H. Crocker, Jr./Sylvan Lane Realty Trust has petitioned for a Modification of Variance No. 1979-054 which allowed a conversion of a residence and photography studio to a residence and medical office. The petitioner is also proposing to include the use of professional or general office use and to allow a decrease in the number of spaces required from twelve (12) to eight (8). The subject property is located at 1949 Falmouth Road, Centerville, MA as shown on Assessor's Map 189 as Parcel 003-000. It is located in the Residence C (RC) Zoning District.

### **Correspondence**

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

### **Upcoming Meetings**

April 24, 2019, May 8, 2019, May 22, 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