



Town of Barnstable

Zoning Board of Appeals



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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

Anna Bringham – Principal Planner – anna.bingham@town.barnstable.ma.us

Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Minutes

Wednesday, January 23, 2019

Hearing Room – 2nd Floor – 367 Main Street, Hyannis, MA

Alex Rodolakis - Chair	Present
David Hirsch – Vice Chair	Absent
Herbert Bodensiek – Clerk	Present
Jacob Dewey – Regular Member	Absent
Paul Pinard – Regular Member	
	Present
Todd Walantis – Associate Member	Present
Mark Hansen – Associate Member	Absent
Associate Member	Vacant

Also present were Anna Bringham – Principal Planner and Carol Puckett – Administrative Assistant

Alex states that only four members are present

Call to Order

Introduction of Board Members – all members present introduce themselves

Alex reads the following with no response:

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

September 12, 2018, September 26, 2018, October 10, 2018, October 24, 2018

September 12, 2018

Motion to approve the minutes from September 12, 2018 is made by Herb Bodensiek and seconded by Paul Pinard

Vote:

All in favor

September 26, 2018

Motion to approve the minutes from September 26, 2018 is made by Herb Bodensiek and seconded by Todd Walantis

Vote:

All in favor

October 10, 2018

Motion to approve the October 10, 2018 minutes is made by Herb Bodensiek and seconded by Todd Walantis

Vote:

All in favor

October 24, 2018

Motion to approve the minutes from October 24, 2018 is made by Paul Pinard and seconded by Herb Bodensiek

Vote:

All in favor

Alex reads the following into the record

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. Members assigned on 09-12-18: David Hirsch, Herbert Bodensiek, Paul Pinard, Todd Walantis and Jacob Dewey.

Alex states that Attorney Kenney has requested another continuance and has agreed to sign another time extension

Motion is made by Paul Pinard and seconded by Herb Bodensiek to continue to March 13, 2019 at 7:00 PM.

Vote:

All in favor

CONTINUED TO MARCH 13, 2019 AT 7:00 PM

Alex reads the following into the record:

7:01 PM

Appeal No. 2018-068

McKinley/Boris

Michael D. McKinley and Kendra Boris have applied for a Special Permit pursuant to Section 240-91.H – Developed Lot Protection. The petitioners are proposing to demolish the existing two (2) bedroom, 870 square foot gross floor area, single family dwelling and construct a new, four (4) bedroom, 2140 square foot gross floor area, single-family dwelling on a lot less than 10,000 square feet. The property is located at 166 Seventh Avenue, Hyannis, MA as shown on Assessor's Map 245 as Parcel 071-000. It is located in the Residence B (RB) Zoning District.

Members assigned 12-12-18: Alex Rodolakis, David Hirsch, Jake Dewey, Paul Pinard, Mark Hansen

Alex informs Steve Cook, the McKinley/Boris's representative, that there are only 4 members tonight and that it would require a unanimous vote. Steve Cook asks to continue this matter to February 13, 2019.

Motion is made by Paul Pinard and seconded by Herb Bodensiek to continue to February 13, 2019 at 7:00 PM.

Vote:

All in favor

CONTINUED TO FEBRUARY 13, 2019 AT 7:00 PM

New Business

Alex reads the following into the record:

7:02 PM

Appeal No. 2019-003

Barcroft Lloyd IV as Trustee

Stacy Barcroft Lloyd IV as Trustee of the Descendant's Separate Trust f/b/o Stacy Barcroft Lloyd IV, has applied for a Special Permit in accordance with Section 240-44 – Accessory Use Permitted with Special Permit. The applicant is proposing to construct a garage/car barn with vehicle bays, entry foyer, bathroom, and mezzanine level on a lot immediately opposite and across a road from the lot on which the principal use it serves is located. The subject property is located at 19 Indian Trail, Lot 245 on Land Court Plan 15354-133, Osterville, MA as shown on Assessor's Map 070 as Parcel 009-003. It is located in the Residence F-1 (RF-1) Zoning District.

Representative: Sarah Alger, Esq., knowing that there are only 4 members, asks to continue this matter to February 13, 2019.

Motion is made by Herb Bodensiek and seconded by Paul Pinard to continue this to February 13, 2019 at 7:00 PM

Vote:

All in favor

CONTINUED TO FEBRUARY 13, 2019 AT 7:00 PM

Correspondence

Town of Barnstable Planning Board, Notice of Public Hearing Monday January 14, 2019 at 7:00PM in the Hearing Room for proposed Zoning Amendment TC No. 2019-064 – Amending the Zoning Ordinance Art. III District Regulations Section 240-39 Signs in the Shopping Center Redevelopment Overlay District (SCROD).

Matters Not Reasonably Anticipated by the Chair**Upcoming Meetings**

February 13, 2019, February 27, 2019, March 13, 2019, March 27, 2019

Adjournment

Motion to adjourn is made by Paul Pinard and seconded by Todd Walantis

Vote:

All in favor

