



Town of Barnstable

Zoning Board of Appeals



Board Members

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard – Clerk
 Emanuel Alves – Associate Member Mark Hansen – Regular Member Larry Hurwitz – Associate Member
 Denise Johnson – Associate Member Aaron Webb – Regular Member Vacant – Associate Member
 Betty Ludtke – Town Council Liaison

Staff Support

Elizabeth Jenkins – Director – elizabeth.jenkins@town.barnstable.ma.us
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 Genna Ziino – Administrative Assistant – genevey.ziino@town.barnstable.ma.us

Agenda

Wednesday, February 7, 2024

7:00 PM

To all persons interested in or affected by the actions of the Zoning Board of Appeals, you are hereby notified, pursuant to Section 11 of Chapter 40A of the General Laws of the Commonwealth of Massachusetts, and all amendments thereto, that a public hearing on the following appeals will be held on Wednesday, February 7, 2024, at the time indicated:

The Zoning Board of Appeals Public Hearing will be held by remote participation methods. Public access to this meeting shall be provided in the following manner:

1. Real-time access to the Zoning Board of Appeals meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Zoning Board of Appeals by utilizing the Zoom link or telephone number and Meeting ID provided below:

Join Zoom Meeting Option	Telephone Number Option
https://townofbarnstable-us.zoom.us/j/85052795289	US Toll-free 888 475 4499
Meeting ID: 850 5279 5289	Meeting ID: 850 5279 5289

2. Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely, and may participate through accessing the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to anna.brigham@town.barnstable.ma.us so that they may be displayed for remote public access viewing.
3. This meeting will be replayed via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel video on demand archives on the Town of Barnstable’s website: <https://streaming85.townofbarnstable.us/CablecastPublicSite/?channel=1>

Copies of the applications are available for review by calling (508) 862-4682 or emailing anna.brigham@town.barnstable.ma.us.

Call to Order

Introduction of Board Members

Notice of Recording

This meeting of the Zoning Board of Appeals is being recorded and broadcast on the Town of Barnstable’s Government Access Channel. In accordance with MGL Chapter 30A §20, I must inquire whether anyone is recording this meeting and if so, to please make their presence known.

Minutes

None.

Old Business

7:00 PM

Appeal No. 2023-019

Vilsaint

Kevin Y. and Corrie L. Vilsaint have applied for a Special Permit in accordance with Section 240-47.2 Accessory Dwelling Units (ADUs). The Applicants seek to remove and replace an existing accessory structure with a new accessory dwelling unit (ADU). The Applicants also seek to modify Special Permit No. 2020-038 to allow further build out of the property for the accessory dwelling unit and additions to the principal dwelling. The subject property is located at 358 Flint Street, Marstons Mills, MA as shown on Assessor's Map 101 as Parcel 121. It is located in the Residence F (RF) Zoning District. **Continued from August 23, 2023 ,October 25, 2023 December 6, 2023 and January 10, 2024. Members assigned: Jake Dewey, Aaron Webb, Herbert Bodensiek, Paul Pinard and Denise Johnson.**

(Click [HERE](#) for Materials)

7:01 PM

Appeal No. 2023-034

Bayridge Realty, LLC

Bayridge Realty, LLC has applied for a Comprehensive Permit pursuant to MGL Ch. 40B §20, 21, 22, and 23. The Applicant proposes to construct 14 housing units (24 bedrooms) within 4 detached buildings and associated parking and site improvements on 3.95 acres for rental purposes in accordance with MGL Ch. 40B, 760 CMR. The unit mix shall consist of 6 one-bedroom units, 6 two-bedroom units, and 2 three-bedroom units. 4 of the units will be restricted as affordable for low- or moderate-income persons. The subject property is located at 900 Old Stage Road, Centerville, MA as shown on Assessor's Map 192 as Parcel 001. It is located in the Residence C (RC) Zoning District. **Continued from November 8, 2023 and January 10, 2024. Members assigned: Herbert Bodensiek, Paul Pinard, Aaron Webb, Mark Hansen, and Manny Alves.**

(Click [HERE](#) for materials)

7:02 PM

Appeal No. 2023-044

Alliegro

George and Debra Alliegro have petitioned for a Variance pursuant to Section 240-13 E. RF-1 Bulk Regulations – Minimum Side Yard Setback. The Petitioners seek a variance to construct an unconditioned, screened porch over an existing patio 12.6 feet from the lot line where 15 feet is required. The subject property is located at 202 Sea View Avenue, Osterville, MA as shown on Assessor's Map 138 as Parcel 014. It is located in the RF-1 Zoning District. **Continued from January 10, 2024.**

(Click [HERE](#) for materials)

7:03 PM

Appeal No. 2023-045

Alliegro

George and Debra Alliegro have applied to modify Special Permit No. 2016-018 Modification No. 3 to allow for the construction of a screened porch over an existing patio, which would increase the lot coverage from 16.2% to 18.3%. The subject property is located at 202 Sea View Avenue, Osterville, MA as shown on Assessor's Map 138 as Parcel 014. It is located in the RF-1 Zoning District. **Continued from January 10, 2024.**

(Click [HERE](#) for materials)

New Business

7:04 PM

Appeal No. 2023-046

Prizzi

Maryellen and Anthony Prizzi have applied for a Special Permit in accordance with Section 240-47.2 C. (4) Accessory Dwelling Units. The Applicants seek to construct a 969 sq. ft. 1-bedroom Accessory Dwelling Unit (ADU), which exceeds the allowable size by 69 square feet. The subject property is located at 354 Wheeler Road, Marstons Mills, MA as shown on Assessor's Map 082 as Parcel 016. The property is located in the Residence F (RF) Zoning District.

(Click [HERE](#) for materials)

7:05 PM

Appeal No. 2023-048

Girardi

Michael and Barbara Girardi have applied for a Special Permit in accordance with Section 240-92B Nonconforming Buildings or Structures Used as Single-Family Residences. The Applicants seek to alter and expand a preexisting nonconforming structure by constructing an attached garage, partially enclose and expand an existing rear-facing deck, and to construct an addition. The subject property is located at 200 Indian Hill Road, Barnstable, MA as shown on Assessor's Map 336 as Parcel 060. The property is located in the Residence F-1 (RF-1) Zoning District.

(Click [HERE](#) for materials)

7:06 PM

Appeal No. 2024-003

Potter Avenue Realty, LLC

Potter Avenue Realty, LLC has applied for a Special Permit in accordance with Section 240-94A Change of a Nonconforming Use to Another Nonconforming Use. The Applicant seeks to convert the existing office space that has been used as a medical/therapy business into five residential apartments: one 2-bedroom apartment and four 1-bedroom apartments. The building also contains two rental storage units and those will remain. The subject property is located at 11 Potter Avenue, Hyannis, MA as shown on Assessor's Map 308 as Parcel 150. The property is located in the Residence B (RB) Zoning District.

(Click [HERE](#) for materials)

Correspondence

None.

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

February 28, 2024, March 13, 2024, March 27, 2024

Adjournment