



# Town of Barnstable

# Zoning Board of Appeals



[www.town.barnstable.ma.us/ZoningBoard](http://www.town.barnstable.ma.us/ZoningBoard)

#### Board Members:

Brian Florence – Chair Alex Rodolakis – Vice Chair  
David A. Hirsch –Regular Member Herbert Bodensiek – Regular Member Robin Young – Associate Member Matthew Levesque – Associate Member  
Spencer Aaltonen – Associate Member Jacob Dewey – 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, June 28, 2017**

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 an in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

### Executive Session

The Zoning Board of Appeals may vote to go into Executive Session under G.L. c. 30A §21(a)(3), if the chair declares that an open meeting may have a detrimental effect on the litigating position of the Committee, the Zoning Board of Appeals may vote to go into executive session to discuss litigation strategy with regard to the following pending case:

- Pacheco v. Town of Barnstable Zoning Board of Appeals

If so voted, the Executive Session will be held in the Town Council Conference Room at 7:00 P.M.

### Election of Officers

### New Business

#### 7:00 PM Appeal No. 2017-042

Cassidy

Seth P. Cassidy has applied for a Special Permit in accordance with Section 240-47.1.A(1) Family Apartments. The applicant is proposing to re-establish a family apartment consisting of approximately 1,100 square feet in an existing detached accessory structure. In accordance with Section 240-47.1 A(1), the Zoning Board of Appeals may allow a family apartment up to 1,200 square feet by a special permit finding. The property is located at 118 Hopewell Lane, Cotuit, MA as shown on Assessor's Map 040 as parcel 065. It is in a Residence F Zoning District.

#### 7:01 PM Appeal No. 2012-043

Cassidy

Seth P. Cassidy has petitioned for a Variance from Section 240-47.1 A(3) Family Apartments. The petitioner is proposing to establish a family apartment consisting of approximately 1,100 square feet in an existing detached accessory structure. Relief is requested to Section 240-47.1 A(3), which requires family apartments to be located within or connected to a single-family dwelling. The property is located at 118 Hopewell Lane, Cotuit, MA as shown on Assessor's Map 040 as parcel 065. It is in a Residence F Zoning District.

#### 7:02 PM Appeal No. 2017-044

McCartin

Mark McCartin, Trustee of Strawberry Hill Nominee Realty Trust, has applied for a Special Permit in accordance with Section 240-25.C(1) HB Business District. The applicant is seeking a Conditional Use Special Permit to demolish an existing building and construct a new, two-story office building for medical office use. The subject property is located at 1030 Falmouth Road, Hyannis, MA as shown on Assessor's Map 250 as Parcel 065. It is located in the Residence D-1 (RD-1), Highway Business (HB) and Groundwater Protection (GP) Overlay Zoning Districts.

**7:03 PM Appeal No. 2017-049**

**McKenna**

Bonnie R. McKenna has applied for a Special Permit in accordance with Section 240-91.H(3) – Nonconforming Lot – Developed Lot Protection. The applicant is proposing to demolish an existing 1,178 square foot dwelling with detached garage and build a new, two-story, 4-bedroom, 1,860 square foot dwelling and accessory shed. The property is located at 25 George Street, Barnstable, MA as shown on Assessor’s Map 319 as Parcel 064. It is located in the Residence B Zoning District.

**Correspondence**

- Received 06-15-17 – Minor Modification #2 Decision – Limited Decision of Regional Impact (DRI) regarding Rose Motel Redevelopment/Lakeside Commons (CCC #07018) for properties located at 1555 and 1575 Iyannough Road – Route 132, Hyannis, MA - Proposal to construct a second office building, approximately 8,500 square feet Gross Floor Area, on the 1575 Iyannough Road lot.
- Received 06-22-17 – Hearing Notice for July 6, 2017 from Cape Cod Commission regarding Cape Cod Potato Chip Factory Renovation & Expansion
- Received 06-22-17 – Hearing Notice for July 6, 2017 from Cape Cod Commission regarding Greenside Office Park for proposed demolition of existing structures and construction of two office buildings

**Matters Not Reasonably Anticipated by the Chair**

**Upcoming Meetings**

July 12, 2017, July 26, 2017, August 9, 2017, August 23, 2017

**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