



Town of Barnstable

Zoning Board of Appeals

Agenda

February 2, 2011

Revised as of 01-20-11

7:00 PM Appeal No. 2009-025 – Continued EAC Disposal, Inc.
Modification of Variance No. 1996-14

Opened April 1, 2009, continued, May 20, 2009, August 5, 2009, September 23, 2009, November 4, 2009 December 9, 2009, February 10, 2010, moved to February 24, 2010, April 14, 2010, May 26, 2010, July 14, 2010, August 11, 2010, September 15, 2010, October 27, 2010 and to December 1, 2010.

Continued for an update on Consulting Services.

Board Members Assigned: William H. Newton, George T. Zevitas, Brian Florence, Alex M. Rodolakis, Laura F. Shufelt

Decision Due: June 18, 2011

EAC Disposal, Inc., d/b/a Cape Resources Company has applied for a Modification of Variance No. 1996-14. The modification is sought to allow for revisions to the site that include a new wood processor and staging area, alteration to interior site circulation, and additions and alterations to screening berms and landscape. The property is addressed 280 Old Falmouth Road, Marstons Mills, MA as shown on Assessor's Map 100 as parcel 008. The lot is in a Residence F Zoning District

7:15 PM Comp Permit 2003-090- New JDJ Housing Development LLC, - Dakota Partners, Inc - The Village Green

JDJ Housing Development, LLC and Dakota Partners, Inc., have requested a modification of Comprehensive Permit 2003-090 issued for the development of the Village Green, a 148 unit rental apartment development with 37 units committed to affordable housing on 14.32 acres. The Applicant seeks to change the total number of units from 148 to 120 units and to change the number of affordable units from 37 units committed to low and moderate-income households to 30 units committed to low and moderate-income households and to change units committed to workforce housing from 14 units to 8 units to be committed to households earning between 81% and 120% of the area's median income. The proposal will decrease the number of apartment buildings from five to four and a separate building for management and common space, decrease the number of units and increase the size of the living area within all of the units which thus increases the size of the building footprints and gross building area. The property is addressed 0 Independence Drive, formerly 770 Independence Drive, Barnstable, MA, as shown on Assessor's Map 332 as Parcel 010-001, located in the Industrial Zoning District, and Wellhead and Groundwater Protection Districts.

7:30 PM Appeal No. 2011-001 – Continued

Iyanough Road Trust

Members assigned: William Newton, Craig Larson, Alex Rodolakis, Brian Florence, Laura Shufelt

Decision Due: If close of hearing = February 2, 2011, then decision due = May 3, 2011

Continued to clarify with Site Plan Review, the parking issues.

Iyanough Road Trust has applied for two special permits to allow for the alteration and expansion of a nonconforming building and a nonconforming use. The first permit is sought pursuant to Section 240-93 B - Alterations or Expansions in a Pre-existing Nonconforming Building or Structure to allow for the construction of a 2000 sq. ft. addition not in conformity to the required yard setbacks and to retain certain nonconformities in the site. The addition is for added storage space and to accommodate the store's recycling facility. The second permit is sought pursuant to Section 240-94 B - Expansion of a Pre-existing Nonconforming Use or in the alternative, a conditional use special permit pursuant to Section 240-25.C(1) Conditional Uses in the Highway Business District to allow the retail sales of liquor. The property is the Parker's Liquor Store at 1156 Iyanough Road (Route 132), Hyannis, MA. It is shown on Assessor's Map 274 as parcel 006. The property is zoned Highway Business and B Business.

Open

Chair's Discussion
