



Town of Barnstable Zoning Board of Appeals

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Agenda

Wednesday, March 26, 2014

2nd Floor Hearing Room – 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 in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

Approval of Minutes

Minutes from January 8, 2014, February 12, 2014 and February 26, 2014

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 cases:

- 1) Cape Resources 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.

Old Business

7:00 PM

Appeal No. 2014-009 – Cont'd

Wellington

Charles O. Wellington has petitioned for a Special Permit pursuant to §240-44 – Accessory Uses Permitted with Special Permit. The petitioner is seeking to construct a pier and boardwalk with stairs, ramp and float on a lot immediately opposite and across a road from the lot on which the principal use (a residential dwelling) it serves is located. The property is located at 0 Seapuit Road, Osterville, MA as shown on Assessor's Map 095 as parcel 003. It is in the Residence F-1 Zoning District.

Continued from February 26, 2014. No members assigned.

7:01 PM

Appeal No. 2014-008

Tagliente

Teresa Tagliente, as Trustee of the Teresa Tagliente 2011-2016 Qualified Personal Residence Trust and as Trustee of the Teresa Tagliente 2011-2021 Qualified Personal Residence Trust has applied to revise or amend Variance No. 1970-63. The variance allowed for the construction of an accessory structure, now consisting of foundation walls, within the required front and side yard setback. The applicant seeks to enclose 123 sq.ft of the existing 336 sq.ft structure and replace the remaining portions with a pergola and other uncovered decorative outdoor features. The property is located at 185 Bay Shore Road, Hyannis, MA as shown on Assessor's Map 325 as Parcel 092. It is in the Residence B Zoning District.

Continued from February 26, 2014. No members assigned.

New Business

7:00 PM Appeal No. 2014-011

Green

Richard H. and Dale R. Green have petitioned for a Special Permit pursuant to Section 240-91.H(3) to demolish an existing 1,122 square foot single-family dwelling and rebuild a new 1,943 square foot dwelling on a lot that contains less than 10,000 square feet. The property is located at 680 Craigville Beach Road, Centerville, MA as shown on Assessor's Map 226 as Parcel 120. It is located in the Residence B Zoning District.

7:01 PM Appeal No. 2014-012

Pensco Trust Company

Pensco Trust Company FBO David Scerra has petitioned for a Special Permit pursuant to Section 240-25C(1) Highway Business District – Conditional Uses. The petitioner is requesting a special permit for operation of a hair salon with all appurtenances thereto on the second floor of an existing building. The properties are located at 112 & 124 West Main Street, Hyannis, MA as shown on Assessor's Map 290 as parcels 028 and 162. They are in the Highway Business and Residence B Zoning Districts.

7:02 PM Appeal No. 2014-013

Gregory

Nathaniel A. Gregory has applied for a variance from Section 240-44 – Accessory uses, which requires that an accessory lot be “adjoining or immediately opposite and across a road from the lot on which the principal use it serves is located”. The applicant seeks to construct a pier, ramp and float on a .05 acre lot at 320 East Bay Road, appurtenant to the residential dwelling at 428 Wianno Avenue. The property is addressed 320 East Bay Road, Osterville, MA as shown on Assessor's Map 163 as Parcel 020. It is in the Residential F-1 Zoning District.

7:03 PM Appeal No. 2014-014

Connor

Peter and Ann Connor are petitioning for a Special Permit pursuant to Section 240-25.C(1) Highway Business District – Conditional Uses for the operation of a brewery in an existing commercial structure. The petitioners are proposing to brew and bottle hand crafted beer, along with associated accessory uses including retail sales, product tasting and small events. The property is addressed 485 West Main Street, Hyannis, MA as shown on Assessor's Map 269 as parcel 223. It is in the Highway Business and Residence B Zoning Districts.

Correspondence

Other Business

Next Regularly Scheduled Hearings: April 9 (Selectman's Conference Room), April 23, May 14, May 28

Adjourn