



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Craig Larson – Chair Brian Florence – Vice Chair Alex Rodolakis – Clerk George Zevitas - Member David A. Hirsch – Associate Member
Herbert Bodensiek – Associate Member
James Tinsley – Town Council Liaison

Staff Support

Elizabeth Jenkins – Principal Planner - elizabeth.jenkins@town.barnstable.ma.us
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, October 8, 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 August 13, 2014 and September 10, 2014

Old Business

7:00 PM Appeal No. 2014-015

Whole Foods Markets Group, Inc

Whole Foods Markets Group, Inc, as lessee, is petitioning to modify Special Permit No. 2013-055 to permit the addition and operation of two mobile food venues on the site. The property is located at 990 Iyannough Road and 65 Independence Drive, Hyannis, MA as shown on Assessor's Map 295 as Parcel 015-X02 and Map 294 as Parcel 004. They are in the Highway Business, Business, and Industrial Zoning Districts.

Continued from April 23, 2014. Members Assigned April 23, 2014: Craig Larson, Brian Florence, Alex Rodolakis, George Zevitas, Herbert Bodensiek

7:00 PM Appeal No. 2014-042

Bogert

William B. & Natalie Bogert have petitioned for a Special Permit pursuant to §240-91.H(3) Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lot by Special Permit. The petitioners are proposing to demolish an existing one-story, 2,404 gross sq. ft. single-family dwelling and construct a new two-story, 4,035 gross sq. ft. single-family dwelling. The proposed new structure will not comply with the 35-foot and 50-foot setbacks to wetlands and great ponds required by §240-7(G), but will be more conforming than the existing structure. The property is located at 160 Tern Lane, Centerville, MA as shown on Assessor's Map 212 as Parcel 015. It is in a Residence D-1 Zoning District

Opened August 13, 2014, continued to September 10, 2014 at the request of the Applicant owing to the limited number of members present. Continued from September 10, 2014 as there were only three members available. No members assigned.

New Business

7:00 PM Appeal No. 2014-043

K&E Plus Three Enterprises, LLC.

K&E Plus Three Enterprises, LLC, has petitioned for a Conditional Use Special Permit pursuant to Section 240-93.B to allow for retail sales and a drive-through pick-up window in the Highway Business District. The petitioner seeks to eliminate the carwash use and construct a 940 square feet addition to the westerly side of the existing gas station/carwash including installation of a drive-up window. The total area of the expanded building is to be used for a convenience store for the retail sales of groceries and sundries including coffee sales via a drive-through. The subject property is located at 577 West Main Street, Hyannis, MA and is shown on Assessor's Map 269 as parcel 003. It is in the Highway Business (HB) Zoning District and a Groundwater Protection (GP) Overlay District.

7:01 PM Appeal No. 2014-044

K&E Plus Three Enterprises, LLC.

In the alternative to Appeal 2014-043 above, the petitioner, K&E Plus Three Enterprises, LLC, has petitioned for a Special Permit pursuant to Section 240-94.A, Change of a Nonconforming Use to another Nonconforming Use and 240-94.B, Expansion of Nonconforming Use Section. In this Appeal, the petitioner seeks to construct a 940 square feet addition to the westerly side of the existing building and to change the use of the service station and carwash to that of a convenience store for the retail sales of groceries and sundries including coffee sales via a drive-through. The subject property is located at 577 West Main Street, Hyannis, MA and is shown on Assessor's Map 269 as parcel 003. It is in the Highway Business (HB) Zoning District and a Groundwater Protection (GP) Overlay District.

7:02 PM Appeal No. 2014-045

K&E Plus Three Enterprises, LLC.

K&E Plus Three Enterprises, LLC, has petitioned for a Special Permit pursuant to Section 240-93.B Alteration Expansion of a Pre-Existing Non-Conforming Building. In this Appeal, the petitioner seeks the Permit, if necessary, to provide for the 940 square feet addition to the westerly side of the existing building as that building does not conform to the required 60-foot front yard setback required on Old Craigville Road. The subject property is located at 577 West Main Street, Hyannis, MA and is shown on Assessor's Map 269 as parcel 003. It is in the Highway Business (HB) Zoning District and a Groundwater Protection (GP) Overlay District.

7:02 PM Appeal No. 2014-046

Ryder

Linda L. Ryder has petitioned for a Conditional Use Special Permit pursuant to Section 240-14.C(4) to allow for the stabling and maintaining of horses in excess of the density provisions of Section 240-11.B(2)(b). The petitioner seeks to construct a two stall horse stable and coral for personal use on a lot that is less than 21,780 square feet in area. The subject property is located at 57 Cinderella Terrace, Marstons Mills, MA and is shown on Assessor's Map 047 as parcel 100. It is in the Residential F (RF) Zoning District.

Correspondence

Other Business

Next Regularly Scheduled Hearings: October 22, November 12, and December 10, 2014

Adjourn