

Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Chair: Florence – Chair Alex Rodolakis – Vice Chair George Zevitas – Clerk David A. Hirsch – Associate Member
Herbert Bodensiek – Associate Member Robin Young – Associate Member Matthew Levesque – 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, November 18, 2015

Hearing Room – 2nd 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 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 of September 9, 2015 and September 30, 2015.

New Business

7:00 PM Appeal No. 2015-054

Wilhelmina Realty Trust

Susan M. Crocker, Trustee of the Wilhelmina Realty Trust has applied for a variance to §240-14(E) RF Bulk Regulations and §240-36 Resource Protection Overlay District to divide one lot into two lots which do not meet the current lot area, frontage, and setbacks requirements of the Ordinance. The property is located at 51 Prince Avenue, Marstons Mills, MA as shown on Assessor's Map 077 as Parcel 002. It is in the Residence F and Resource Protection Overlay Zoning Districts.

7:01 PM Appeal No. 2015-055

White

Russell & Judith White have petitioned to modify and transfer Special Permit No. 1993-17, which issued relief pursuant to §240-94 Nonconforming Uses. The applicants seek to continue use of the property for retail sales, in addition to residential use. The property is located at 4015 Falmouth Road/Route 28, Cotuit, MA as shown on Assessor's Map 040 as Parcel 027. It is in the Residence F and Resource Protection Overlay Zoning Districts.

7:02 PM Appeal No. 2015-056

Samra/Pearson

Nicholas David Samra and Erica Pearson have petitioned for Special Permits pursuant to Section 240-94(B) Expansion of a Pre-existing Nonconforming Use and, as necessary, Section 241-91.H(3) – Developed Lot Protection. The applicants are proposing to demolish and rebuild two existing single-family residential dwellings and accessory structures on a single lot. The property is located at 265 Seapuit Road, Osterville, MA as shown on Assessor's Map 095 as Parcel 004. It is in the Residence F-1 and Resource Protection Overlay Zoning Districts.

7:03 PM Appeal No. 2015-057

Chick-Fil-A, Inc.

Chick-Fil-A, Inc., as lessee, has petitioned for a Special Permit pursuant to Section 240-39(M) or, in the alternative, a modification of Special Permit Nos. 1998-31 and 2008-21. The proposed project is a site redevelopment consisting of the removal of an existing parking lot and the construction of a new 5,219 (+/-) square foot restaurant with drive-through and installation of new parking lot, landscaping, and utilities. The properties are located at 921 Iyannough Road/Route 132, 0 and 104 Enterprise Road Hyannis, MA as shown on Assessor's Map 294 as parcels 018, 019 and 023. They are in the Highway Business (HB), Business (B), Shopping Center Redevelopment Overlay – Drive-Through Restaurant Sub Zone Zoning Districts.

Correspondence

Matters Not Reasonably Anticipated by the Chair

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