



Town of Barnstable

Zoning Board of Appeals



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 – Regulatory / Design Review Planner - elizabeth.jenkins@town.barnstable.ma.us
Anna Bringham – Principal Planner – anna.brigham@town.barnstable.ma.us
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, August 24, 2016

Hearing Room – 2nd Floor – 367 Main Street, Hyannis, MA

Call to Order

Introduction of Board Members

Election of Officers

Minutes

Approval of minutes from June 22, 2016

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.

Old Business

7:00 PM Appeal No. 2016-028

E R & C Enterprises, Inc.

E R & C Enterprises, LLC has petitioned for a Special Permit in accordance with Section 240-25(C)(1) – Conditional Uses in the Highway Business District for a retail convenience store and food establishment with drive-through. The Applicant, who currently operates a pre-existing nonconforming gas station with car wash and retail, intends to remove the existing drive-through car wash, including all equipment and underground tanks, and construct a 980 square foot addition with a relocated drive-through at the rear of building. The drive-through would be converted to a takeout beverage and food lane. The retail sale of gasoline, a pre-existing nonconforming use, is proposed to continue. The property is located at 577 West Main Street, Hyannis, MA as shown on Assessor's Map 269 as Parcel 003. It is located in the Highway Business (HB) Zoning District and the Wellhead and Groundwater Protection Overlay Districts.

New Business

7:01 PM Appeal No. 2016-031

Feinberg

Michael and Ena Feinberg have applied for a Special Permit pursuant to Section 240-91.H(3)– Developed Lot Protection. The applicants are proposing to demolish a pre-existing nonconforming, one-bedroom guest cottage and reconstruct a new, one-bedroom guest cottage within the existing footprint. The total of all structures on the lot is 4,335 square feet. The existing guest cottage consists of approximately 493 square feet and will be replaced by a new guest cottage consisting of approximately 493 square feet that has the same footprint and building envelope but the finish floor slab will be 12 inches higher to meet today's building code. The applicants are seeking relief from Section 240-91.H(3) as the proposed yard setbacks will not conform to current yard setbacks in the zoning district in which it is located but will be equal to or greater than what currently exists. The property is located at 100 Herring Run Drive, Centerville, MA as shown on Assessor's Map 229 as Parcel 045. It is located in the Residence D-1 zoning district.

Correspondence

Chapter 91 Application – Charles & Nicole King, 273 Regency Drive, Marstons Mills, Map 064 Parcel 041– proposed walkover structure and pier with seasonal ramp and float in accordance with the Massachusetts Wetlands Protection Act and the Town of Barnstable Wetlands Protection Bylaw and as approved by the Conservation Commission.

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

September 14, 2016 and September 28, 2016

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