

Town of Barnstable

Zoning Board of Appeals

www.town.barnstable.ma.us/ZoningBoard

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Staff Support

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

Agenda - Amended

Wednesday, May 24, 2017

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.

Minutes

Minutes from February 8th and February 22nd and March 8, 2017

Election of Officers

Old Business

7:03 PM Appeal No. 2017-014

Centerville Village Apartments Realty Trust

Adam J. Hostetter and Kristen Williams Haseotes, Trustees of the Centerville Village Apartments Realty Trust have applied for Special Permits pursuant to §240-93(B) Nonconforming Buildings or Structures not used as single or two-family dwellings and §240-94(B) Expansion of a Preexisting Nonconforming Use. The Applicant seeks to expand the preexisting nonconforming multi-family residential use on the property. The proposal is to relocate and preserve the existing filling station building on the property; demolish the remainder of the structures; and construct nine single-family dwellings (four two-bedroom units and five one-bedroom units). The property is located at 981 Main Street, Osterville, MA as shown on Assessor's Map 117 as Parcels 026 and 178. It is located in the Residence C and Wellhead Protection Overlay Zoning Districts

Decision Due: 06-06-17

Continued from March 8th, March 22, 2017, April 12, 2017 and May 24, 2017. No members assigned. No testimony taken.

Attorney Michael Schulz has requested a continuance to June 14, 2017.

New Business

7:00 PM Appeal No. 2017-037

Bourgeois

Ronald J. Bourgeois has applied for a Special Permit pursuant to Section 240-11.C(1) – Conditional Uses in Residence B Zoning District. The applicant is proposing to reconfigure a single-family dwelling into a six (6) bedroom lodging house with manager's unit. The subject property is located at 7 Quaker Road, Hyannis, MA as shown on Assessor's Map 292 as Parcel 017/002. It is located in the Residence B (RB) Zoning District.

7:01 PM Appeal No. 2017-038

Centerville Village Apartments Realty Trust

Adam J. Hostetter and Kristen Williams Haseotes, Trustees of the Centerville Village Apartments Realty Trust, have applied for a Special Permit pursuant to Section 240-94.A – Change of a Nonconforming Use to another Nonconforming Use as an alternative form of relief to that as set forth in Appeal 2017-014. The applicant is proposing to relinquish use of the property for a gasoline filling and service station, relocate and preserve the filling station structure, demolish the remaining buildings on site and construct nine (4, two-bedroom and 5, one-bedroom) single family dwellings. The property is located at 981 Main Street, Osterville, MA as shown on Assessor's Map 117 as Parcels 026 and 178. The property is located in the Residence C (RC) and Wellhead Protection (WP) Overlay Zoning Districts.

Attorney Michael Schulz has requested a continuance to June 14, 2017.

7:02 PM Appeal No. 2017-039

Bonneau

Ashely and Daniel Bonneau, Trustees of the La Vieve Rose Trust and as prospective owners, have requested the transfer of the existing Conditional Use Special Permit Number 1998-61B and 2004-109 issued for the operation of the existing Ashley Manor Bed & Breakfast. The property is shown on Assessor’s Map 317, Parcel 021-001 addressed as 3660 Main Street (Route 6A), Barnstable, MA in a Residence F-2 Zoning District.

Attorney Michael Princi will be asking to Withdraw without Prejudice.

7:03 PM Appeal No. 2017-039

Bonneau

Ashely and Daniel Bonneau, Trustees of the La Vieve Rose Trust and as prospective owners, have requested the transfer of the existing Variance Number 1998-62B and 2004-110 issued for the existing Ashley Manor Bed & Breakfast to allow for a six (6) room, twelve (12) guest, Bed and Breakfast. The property is shown on Assessor’s Map 317, Parcel 021-001 addressed as 3660 Main Street (Route 6A), Barnstable, MA in a Residence F-2 Zoning District.

Attorney Michael Princi will be asking to Withdraw without Prejudice

7:04 PM Appeal No. 2017- 041

De Cleaning Group, Inc.

De Cleaning Group, Inc. is seeking to modify Special Permit No. 2016-010, Condition No. 10, to change the hours of operation from 8:00 AM through 9:00 PM, seven days a week, to 8:00 AM through midnight, seven days a week, to accommodate the demands of his commercial laundry customers. The property is shown on Assessors Map 269 Parcel 181 and a portion of Map 269 Parcel 050 and addressed as 406 West Main Street, Hyannis/12 LaFrance Avenue, Hyannis in a Highway Business (HB) Zoning District.

Correspondence

Received 05-16-17 – from Planning Board, Notification & Transmittal of Regulatory Agreement Application for Rockland Trust Hyannis Rotary, LLC., for property located at 765 Main Street, Hyannis.

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

June 14th, June 28th, July 12th, July 26, 2017

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