



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Alex Rodolakis – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Robin Young – Regular Member Matthew Levesque – Associate Member
Spencer Aaltonen – Associate Member Jacob Dewey – Associate Member
James Tinsley – Town Council Liaison

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

Wednesday, October 11, 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.

Old Business

7:00 PM Appeal No. 2017-052

Hailer

John T. Hailer is appealing the decision of an Administrative Official for the denial of a building permit to convert the existing two-car garage on the property into living area with a porch. The subject property is located at 743 Old Post Road, Cotuit, MA as shown on Assessor's Map 054 as Parcel 011-004. It is located in the Residence F (RF) Zoning District.

By email received 07-18-17, Applicant requested a continuance from July 26, 2017 to October 11, 2017. No members assigned, no testimony taken.

7:00 PM Appeal No. 2017-055

Ciluzzi

John E. Ciluzzi, as prospective owner, is appealing the decision of the Building Commissioner to deny a building permit (B-17-1393) for the construction of a single-family home on a nonconforming lot. The property is located at 149 Beech Leaf Island, Centerville, MA as shown on Assessor's Map 187 as parcel 063-005. It is located in the Residence D-1 (RD-1) and Resource Protection Overlay Zoning Districts.

Continued from August 23, 2017 – Members assigned: David Hirsch, Robin Young, Matt Levesque, Herbert Bodensiek, Spencer Aaltonen.

New Business

7:00 PM Appeal No. 2017-063

Chisari

Tina Chisari has applied for a Special Permit pursuant to Chapter 240-91.H(1) – Nonconforming Lot. The applicant is proposing to demolish the existing 746 square foot, two (2) bedroom, single-family dwelling and construct a 2,384 square foot, three (3) bedroom, single-family dwelling on a lot containing less than 10,000 square feet. The property is located at 25 Irving Street, Centerville, MA as shown on Assessor's Map 226 as parcel 123. It is located in the Residence B Zoning District.

Correspondence

Received 10-04-17 from Cape Cod Commission – Hearing Notice for Thursday, October 19, 2017 at 10:00 am at the Cape Cod Commission, 3225 Main Street, Route 6A, Barnstable, MA for TowerNorth Telecommunications Monopole #TR17020 for proposed construction of a 170 foot telecommunications facility tower to serve wireless carriers located on the former Main Street water tank. Project Site/Location: 414 Main Street, Cotuit, MA.

Matters Not Reasonably Anticipated by the Chair

Miscellaneous

Draft 2018 Hearing Schedule

Upcoming Meetings

October 25, 2017, November 8, 2017, December 13, 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