



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
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Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, October 25, 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 May 10, 2017

Old Business

New Business

7:00 PM Appeal No. 2015-064, REMANDED, Appeal No. 2017-023

Pacheco/Lucien

In 2015, Wayne J. Pacheco and Nancy Lucien petitioned to modify Special Permit No. 2014-018 pursuant to Massachusetts General Law Chapter 40A Section 14. The petitioners sought to delete Condition No. 3 of the decision, which requires “any kitchen or other improvements that represent a second unit on the property be removed by the owner with the required permits from the Building Division.” The Petitioners stated the reason for the request is the decision conflicts with Barnstable Ordinance Chapter 501, Article IV Sections 501-28 and 501-29. On May 27, 2015, the Board of Appeals denied the Applicants request on procedural grounds. The Applicant appealed the denial. By agreement of the Petitioners and the Board of Appeals, the Barnstable Superior Court remanded the matter to the Board for a further hearing and proceedings. The property is located at 791 Pitchers Way, Hyannis MA as shown on Assessor’s Map 271 as Parcel 159. It is in the Residence C-1 Zoning District.

7:01 PM Appeal No. 2017-065

Facchetti

Francis A. and Anne M. Facchetti, Jr., have applied for a Special Permit pursuant to Chapter 240-92.B - Nonconforming Structures. The applicants are proposing to expand a pre-existing nonconforming garage to be located 6.9 feet from the lot line where a 15 foot side yard setback is required. The applicants are also proposing to relocate an existing bulkhead 7.1 feet from the lot line where a 15 foot side yard setback is required. The property is located at 30 Indian Hill Road, Barnstable, MA as shown on Assessor’s Map 336 as parcel 009. It is located in the Residence F-1 Zoning District.

7:02 PM Appeal No. 2017-067

Salazar

Paul G. Salazar has applied for a Modification and transfer of Special Permit No. 2004-006 in order to operate an acupuncture practice within the existing 484 square foot home occupation space, including a small accessory retail use. The applicant is also seeking to modify Condition No. 8 of Special Permit No. 2004-006 to change the hours of operation to 8:00 am to 5:00 pm, Monday through Saturday. The property is located at 1549 Main Street, West Barnstable, MA as shown on Assessor’s Map 197 as parcel 007. It is located in the Residence F Zoning District.

Correspondence

Review of 2018 Schedule

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

November 8, 2017 and 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