



# Town of Barnstable Zoning Board of Appeals



[www.town.barnstable.ma.us/ZoningBoard](http://www.town.barnstable.ma.us/ZoningBoard)

#### Board Members:

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Robin Young – Regular Member   Matthew Levesque – Associate Member  
Spencer Aaltonen – Associate Member   Jacob Dewey – Associate Member  
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#### Staff Support

Elizabeth Jenkins – Director - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
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## Agenda

**Wednesday, December 13, 2017**

Hearing Room – 2<sup>nd</sup> 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

June 14, 2017, June 28, 2017, July 12, 2017, August 9, 2017

### Old Business

### New Business

#### **7:00 PM   Appeal No. 2017-071**

#### **Beauregard**

Todd and Anne Beauregard have applied for a Special Permit pursuant to Section 240-92(B) Nonconforming Buildings or Structures used as Single- and two-family residences. The applicants are proposing to construct a two-story, 1,180 square foot addition which will encroach into a front yard setback creating an intensification which requires a Special Permit. The subject property is addressed 8 East Avenue, Osterville, MA, as shown on Assessor's Map 139 as Parcel 075. It is located in the Residential F-1 Zoning District

#### **7:01 PM   Appeal No. 2017-072**

#### **Lombardo**

John & Mary Lombardo have applied for a Special Permit pursuant to Sections 240-91(H)(2) - Developed Lot Protection, 240-7.H.(1) – Setback from Wetland/Great Ponds, and 240-92(B) - Nonconforming Buildings or Structures. The applicants are proposing to demolish an existing single-family dwelling and replace with a 5,445+/- gross floor area, single-family dwelling on a nonconforming lot consisting of two separate dwellings where only one dwelling is allowed under the zoning ordinance. The property is located at 81 Willow Run Drive, Centerville, MA as shown on Assessor's Map 210 as parcel 056. It is located in the Residence D-1 Zoning District.

#### **7:02 PM   Appeal No. 2017-073**

#### **Kendrick**

Wayne and Sandra Kendrick, d.b.a. Kota's Place Pet Grooming has applied for a modification of Special Permit No. 2008-062 Condition No. 4 for a change of hours of operation. Special Permit No. 2008-062 was granted pursuant to Section 240-33.C (1) Conditional Uses for a Kennel. The applicant is seeking to operate a 24 hour dog grooming business in Unit 7 at 30 Perseverance Way, Barnstable, MA. The subject property is addressed 30 Perseverance Way, Barnstable, MA, and is shown on Assessor's Map 295 as parcel 007 units 00Fand 00G. It is in the IND Industrial Zoning District.

#### **7:00 PM   Appeal No. 2017-068**

#### **Julius/Wentzel/Dubuc**

Susan Dubuc, Laura Wentzel and John Julius are appealing the issuance of a Building Permit (B-17-2336) for the property at 95 Chase Street; the building permit was issued for a fire sprinkler system. The Appellants contest that use of the property by Homeless Not Hopeless is not a principal use allowed in the RB District; their occupancy must be limited to no more than six residents and subject to the conditions of a Special

Permit; the Dover Amendment does not exempt the proposed use from zoning; and if Dover applies, a modification permit is required from the Zoning Board of Appeals. The building permit was issued for property at 95 Chase Street, Hyannis as shown on Assessor's Map 307 as Parcel 134, zoned RB Residence B.

### **Correspondence**

### **Matters Not Reasonably Anticipated by the Chair**

### **Upcoming Meetings**

January 10, 2018. Reminder: January 24, 2018 hearing will take place in the Selectman's Conference Room.

### **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