



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

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Robin Young – Regular Member **Jacob Dewey – Associate Member** Paul Pinard – 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, January 24, 2018

Selectman's Conference 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 24, 2017

Old 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.

New Business

7:00 PM Appeal No. 2018-006

McSpiritt

Bonnie and Andrew McSpiritt have applied for a Special Permit pursuant to Chapter 240-91.H(3) – Nonconforming Lot. The applicants are proposing to demolish the existing 1,332 square foot, three (3) bedroom, single-family dwelling and construct a 2,712 square foot, three (3) bedroom, single-family dwelling on a lot containing less than 10,000 square feet. The property is located at 45 Johnny Cake Road, Centerville, MA as shown on Assessor's Map 210 as parcel 026. It is located in the Residence D-1 Zoning District.

7:01 PM Appeal No. 2018-007

MPG Corporation and 1617 Falmouth Rd. Series of PB&C

MPG Corporation (Centerville Convenience Center) and 1617 Falmouth Rd. Series of PB&C, LLC., as co-applicants, are seeking a Special Permit pursuant to Chapter 240-93 Nonconforming buildings or structures not used as single or two-family dwellings and Chapter 240-94 Nonconforming Use. The Applicants are proposing to demolish the existing gas station and construct a 5,000 square foot building plus canopy and gas islands, service station with gasoline/diesel dispersers, automobile repair, and retail. The building will consist of retail sales, including 14 seats and a drive-through window. Numerous site improvements are also proposed. The property is located at 1617 Falmouth Road (Rte. 28), Centerville as shown on Assessor's Map 209, Parcel 085. It is located in the Highway Office (HO) and Residence C (RC) Zoning Districts.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

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