



Town of Barnstable Zoning Board of Appeals

www.town.barnstable.ma.us/ZoningBoard

Board Members:

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Staff Support

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

Agenda

Wednesday, February 14, 2018

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

August 23, 2017, September 27, 2017, October 11, 2017, October 25, 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

Opened January 24, 2018. During assignment of members, Herb Bodensiek recuses himself. Attorney Ford is asked if he would go forward with four members, he declines and asks to continue to February 14th when perhaps there will be five members. No testimony taken.

New Business

7:00 PM Appeal No. 2018-009

259 North Street, LLC

259 North Street, LLC has petitioned for a Use Variance pursuant to Section 240-24.1.3. A. (1) HVB Hyannis Village Business District. The petitioner is requesting relief to allow for medical office use where, currently, medical office use is not a permitted use in the HVB. The property is located at 259 North Street, Hyannis, MA as shown on Assessor's Map 308 as Parcel 073-002. It is located in the Hyannis Village Business (HVB) Zoning District.

7:01 PM Appeal No. 2018-013

TowerNorth Development LLC

TowerNorth Development LLC has petitioned for a Variance pursuant to Section 240-14 E. Bulk Regulations in the RF Zoning District, maximum building height of 30 feet. The petitioner proposes to construct and install a 170 foot tall wireless communications monopole, along with supporting equipment and site improvements, to serve up to six personal wireless service carriers, including T-Mobile, Sprint and AT&T who were formerly located on a water tower at the property that has recently been demolished. The property is approximately 158 acres and is located at 414 Main Street, Cotuit, MA, as shown on Assessor's Map 038 Parcel 004. It is located in the Residence F (RF) Zoning District.

7:02 PM Appeal No. 2018-010

The Cape Cod Five Cents Savings Bank

The Cape Cod Five Cents Savings Bank, is seeking a Special Permit pursuant to Chapter 240-93 Nonconforming buildings or structures not used as single or two-family dwellings and if necessary, pursuant to Section 240-25 (C) HB District. The Applicant is proposing to alter the easterly lot line in order to convey a portion of the land to the property located to the east (1520 Iyannough Rd). This will result in a change to the parking and driveway configuration on the preexisting nonconforming site. Also proposed is a vehicular interconnection between the two properties. The property is located at 1582 Iyannough Road (Route 132) Hyannis, MA as shown on Assessor's Map 254, Parcel 014. It is located in the Highway Business (HB) Zoning District.

7:03 PM

Appeal No. 2018-011

The Cape Cod Five Cents Savings Bank

The Cape Cod Five Cents Savings Bank, is seeking a modification of Special Permit No. 2017-060 or a new Special Permit to alter the previously approved bank/parking structure redevelopment design pursuant to Chapter 240-93 Nonconforming buildings or structures not used as single or two-family dwellings and if necessary, pursuant to Section 240-25 (C) HB District. The Applicant is proposing to eliminate the drive through window and ATM, reconfigure and lower the appearance of the parking structure, add parking in the area of the former drive-up window and ATM, and adjust the landscaping around the reconfigured parking structure and building. Also proposed is a vehicular interconnection between the two properties. The property is located at 1520 Iyannough Road (Route 132) Hyannis, MA as shown on Assessors Map 253 Parcel 020-T00, Map 253 Parcel 020-H00, Map 253 Parcel 020-B00, Map 254 Parcel 012. It is located in the Highway Business (HB) Zoning District.

7:04 PM

Appeal No. 2018-012

Eco-Site

Eco-Site has petitioned for a Variance pursuant to Article X Section 240-107 and Article III Section 240-14 E. Bulk Regulations in the RF Zoning District, maximum building height of 30 feet. In the alternative, the petitioner is seeking a Use Variance. The petitioner proposes to construct a 145 foot tall wireless communications monopole, along with supporting equipment and site improvements. The property is approximately 17.74 acres and is located at 830 Wakeby Road, Marstons Mills, MA, as shown on Assessors Map 013 Parcel 003. It is located in the Residence F (RF) Zoning District.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

February 28, 2018, March 14, 2018, March 28, 2018

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