



Town of Barnstable

Zoning Board of Appeals



Board Members:

Alex Rodolakis – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Jacob Dewey – Regular Member Paul Pinard – Regular Member
Kyle Evancoe – Associate Member Todd Walantis – Associate Member Mark Hansen – 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, September 26, 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 and in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

Minutes

May 9, 2018

Old Business

7:00 PM

Appeal No. 2018-036

Powers

Robert J. and Veronica A. Powers have petitioned for a Variance pursuant to Section 240-36 Resource Protection Overlay District (RPOD) and Section 240-14 Residence F (RF) Zoning District. The petitioners are seeking relief from the minimum lot size requirement to divide their lot into Lot 1 and Lot 2. The proposed Lot 1 will have approximately 45,230 square feet of upland and the proposed Lot 2 will have approximately 43,600 square feet of upland where 2 acres is required. The subject property is located at 760 Poponessett Road, Cotuit, MA as shown on Assessor's Map 006 Parcel 046. It is located in the Residence F (RF) Zoning District and the Resource Protection Overlay District (RPOD).

Continued from July 25, 2018. Members assigned: Alex Rodolakis, Jake Dewey, Herb Bodensiek, Kyle Evancoe, Todd Walantis

New Business

7:01 PM Appeal No. 2018-044

T-Mobile Northeast, LLC.

T-Mobile Northeast, LLC., as lessee, has applied for a Special Permit pursuant to Article XIV, Section 240-130.4.B (2) of the District of Critical Planning Concern Regulations: Continuation; Changes in Use; Damaged Structures. The applicant is proposing to install six (6) wireless communications antennas, together with Remote Radio Heads (RRH), within the existing steeple of the South Congregational Church at a centerline height of sixty (60) feet. Further, appurtenant base transceiver equipment consisting of equipment cabinets and ancillary equipment will be installed in the basement of the Church. The subject property is located at 565 Main Street, Centerville, MA as shown on Assessor's Map 207 as Parcel 053. It is located in the Centerville Village District (CVD).

7:02 PM Appeal No. 2018-047

T-Mobile Northeast, LLC.

T-Mobile Northeast, LLC., as lessee, has petitioned for a Use Variance pursuant to Article XII Section 240-125.B(1)(e) - Administration and Enforcement, Zoning Board of Appeals. The Petitioner is proposing to install six (6) wireless communications antennas, together with Remote Radio Heads (RRH), within the existing steeple of the South Congregational Church at a centerline height of sixty (60) feet. Further, appurtenant base transceiver equipment consisting of equipment cabinets and ancillary equipment will be installed in the basement of the Church. The subject property is located at 565 Main Street, Centerville, MA as shown on Assessor's Map 207 as Parcel 053. It is located in the Centerville Village District (CVD).

7:03 PM Appeal No. 2018-048

Shneur and Gluskina, Trustees

Felix Shneur and Irina Gluskina, Trustees of the Felirsa Realty Trust have applied for a Special Permit pursuant to Section 240-92 Nonconforming Buildings or Structures used as Single and Two family residences. The Applicants are proposing to construct a two car garage, deck and an addition and balcony to the existing dwelling that does not meet the required front yard setback. The property is located at 187 Bay Lane, Centerville, MA as shown on Assessor’s Map 186 as Parcel 011. It is located in the Residence D-1 (RD-1) Zoning District.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

October 10, 2018, October 24, 2018, November 14, 2018, December 12, 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