



# 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 – Associate 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](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
 Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
 Carol Puckett – Administrative Assistant – [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

### Agenda

**Wednesday, November 14, 2018**

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 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

#### 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, September 26, 2018, and October 10, 2018. Members assigned July 25, 2018 and October 10th: Alex Rodolakis, Herb Bodensiek, Jake Dewey, Todd Walantis, Mark Hansen

#### New Business

**7:00 PM**

**Appeal No. 2018-061**

**Connor**

Peter and Ann Connor have applied for a Modification of Special Permit 2014-014, Condition No. 9 in order to change the hours of operation at Barnstable Brewing. Currently, the hours of operation are from 10:00 AM through 6:00 PM. The applicants would like to change the hours to 10:00 AM to 8:00 PM for normal business operations and to add the hours of 10:00 AM to 10:00 PM for special events. The property is located at 485 West Main Street, Hyannis, MA as shown on Assessor's Map 269 as Parcel 223. It is located in the Highway Business (HB) and Residential B (RB) Zoning Districts.

**7:01 PM**

**Appeal No. 2018-064**

**Chef Sigmund's Chowder Co., Inc.**

Chef Sigmund's Chowder Co., Inc., as lessee, has applied for a Conditional Use Special Permit pursuant to Section 240-28 in order to operate a retail business for the sale and delivery of clam chowder and similar products. The property is located at 40 Industry Road – Unit 5, Marstons Mills, MA as shown on Assessor's Map 058 as Parcel 028-00E. It is located in the Service and Distribution (SD) and the Service and Distribution 1 (SD-1) Zoning Districts.

**7:02 PM**

**Appeal No. 2018-065**

**Hyannisport Club, Inc.**

Hyannisport Club, Inc., has applied for a Special Permit pursuant to Section 240-93 in order to construct a second floor employee lounge and additional office space as an expansion to the existing clubhouse structure. The property is located at 2 Irving Avenue, Hyannis Port, MA as shown on Assessor's Map as 266 Parcel 031. It is located in the Residence B (RB) and Residence F-1 (RF-1) Zoning Districts.

#### Correspondence

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

- Discussion of Board Member vacancy. Possible vote to nominate an Associate Member to Regular Member status.
- Approval of meeting date schedule for 2019

### **Upcoming Meetings**

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