



Town of Barnstable Zoning Board of Appeals



Board Members:

Jacob Dewey – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Paul Pinard – Regular Member Mark Hansen – Regular Member
Todd Walantis – Associate Member Emanuel Alves – Associate Member Aaron Webb-Associate Member Denise Thorne Johnson-Associate Member
David Bogan – Town Council Liaison

Staff Support

Elizabeth Jenkins –Director - elizabeth.jenkins@town.barnstable.ma.us
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Agenda

Tuesday, December 14, 2021

7:00 PM

The Zoning Board of Appeals Public Hearing will be held by remote participation methods.

Public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Zoning Board of Appeals meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Zoning Board of Appeals by utilizing the Zoom link or telephone number and Meeting ID provided below:

Join Zoom Meeting Option	Telephone Number Option
https://zoom.us/j/91378102471	888 475 4499 US Toll-free
Meeting ID: 913 7810 2471	Meeting ID:913 7810 2471

3. Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely, and may participate through accessing the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to anna.brigham@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Copies of the applications are available for review by calling (508) 862-4682 or emailing anna.brigham@town.barnstable.ma.us.

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

None

New Business

7:00 PM

Appeal No. 2021-048

Meadows

Mark Meadows has applied for a Special Permit in accordance with 240-46(C) Home Occupation. The Applicant is proposing to expand a home business to include property maintenance, landscaping, and snow removal services which will be based in an existing accessory building. The subject property is located at 633 Osterville, West Barnstable Road, Marstons Mills shown on Assessors Map 122 as Parcel 007. It is located in the Residence F (RF) Zoning District.

7:01 PM

Appeal No. 2021-049

Ross

George E. Ross, Trustee of George E. Ross Revocable Trust 2007, has petitioned for a Variance pursuant to Section 240-14(E) Bulk Regulations and Section 240-36(D) Resource Protection Overlay District (RPOD). The Petitioner seeks an equal land exchange of 631 sq. ft. with the abutting residence addressed as 119 Shell Lane. The subject property is located at 107 Shell Lane, Cotuit, MA as shown on Assessors Map 019 Parcel 099. It is located in the Residence F (RF) Zoning District and the Resource Protection Overlay District (RPOD).

7:02 PM

Appeal No. 2021-050

Manning

Michael T. and Mary A. Manning have petitioned for a Variance pursuant to Section 240-14(E) Bulk Regulations and Section 240-36(D) Resource Protection Overlay District (RPOD). The Petitioners seek an equal land exchange of 631 sq. ft. with the abutting residence addressed as 107 Shell Lane, Cotuit. This will allow the Petitioners to have sufficient easterly side yard setback and therefore the lot will become more conforming. The subject property is located at 119 Shell Lane, Cotuit as shown on Assessors Map 019 Parcel 101-02. It is located in the Residence F (RF) Zoning District and the Resource Protection Overlay District (RPOD).

7:03 PM

Appeal No. 2021-051

O'Rourke

Gail and Michael O'Rourke seek to change the current use, the sale and display of antiques, to a kitchen design showroom pursuant to Section 240-94(A) Nonconforming use. The Applicants seek to modify the existing Special Permit No. 1968-132 to allow the proposed change of a non-conforming use to another nonconforming use. The subject property is located at 660 Main St. West Barnstable, MA as shown on Assessor's Map 156 Parcel 011. It is located in the Residence F (RF) Zoning District.

On November 4, 2021, the Applicants submitted a request to withdraw.

7:04 PM

Appeal No. 2021-052

Mallegni/Bornbam Assoc. LLC

Marcello M. Mallegni, Manager of Bornbam Associates, LLC has applied for a Special Permit pursuant to 240-57(C) Circumstances warranting reduction of requirements for off-street parking for characteristics of use invalidating normal methods of calculating parking demand. The Applicant requests relief from the parking requirements, which would require 84 parking spaces for the existing warehouse space, because the use of the property as a warehouse for stone slabs has a minimal number of employees and customers at any one time, and therefore does not require 84 parking spaces. The Applicant is also seeking an additional use of the property as a cafe, primarily for the use of customers of the warehouse. The subject property is located at 80 Airport Road, Hyannis, MA as shown on Assessor's Map 294 Parcel 068. It is located in the Highway Business (HB) and Industrial (IND) Zoning Districts.

7:05 PM

Appeal No. 2021-053

Oshry

Barry and Karen Oshry 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 seek to demolish the pre-existing nonconforming 700 sq. ft. dwelling and construct a 1,200 sq. ft. three-bedroom single family dwelling. The existing dwelling has a front yard setback of 29.25' where 30' is required. The proposed dwelling will have a front yard setback of 27.66' where 30' is required, therefore making it more conforming. The subject property is located at 44 Lakewood Drive, Centerville, MA as shown on Assessor's Map 212 Parcel 003. It is located in the Residence D-1 (RD-1) Zoning District.

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

January 12, January 26, and February 9

Adjournment