



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 Vacant – Associate Member Aaron Webb-Associate Member Denise Johnson-Associate Member
 Vacant – Town Council Liaison

Staff Support

Elizabeth Jenkins –Director - elizabeth.jenkins@town.barnstable.ma.us
 Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us

Agenda

Wednesday, June 22, 2022

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://townofbarnstable-us.zoom.us/j/81623488181	888 475 4499 US Toll-free
Meeting ID: 816 2348 8181	Meeting ID: 816 2348 8181

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

None

Time Extension Request

7:00 PM

Appeal No. 2020-031

Garvey

Request by Attorney Kenney, on behalf of Joshua Garvey, for a six (6) month extension of time in which to exercise Appeal No. 2020-031 granted for a Special Permit. The Special Permit was granted in order to demolish an existing 2,408 square foot single-

family dwelling and construct a new, 2,503 square foot, single-family dwelling on a lot containing less than the required 10,000 square feet and is currently scheduled to lapse on September 9, 2022. The subject property is located at 111 George Street, Barnstable, MA as shown on Assessor's Map 319 as Parcel 052. It is located in the Residence B (RB) Zoning District.

(Click [HERE](#) for Materials)

Old Business

7:01 PM

Appeal No. 2022-018

Holian Family Realty Trust

Janet Holian, Trustee, Holian Family Realty Trust, has petitioned for a Variance from Section 240-7 D. Lot Shape Factor for Parcel B on a plan showing Lot Division. The Petitioner is seeking to divide the existing lot into two lots. The subject property is located at 250 Windswept Way Osterville, MA as shown on Assessor's Map 051 Parcel 012. It is located in the Residence F-1 (RF-1) Zoning District and Resource Protection Overlay District (RPOD). **Continued from April 27, 2022 and May 25, 2022**

(Click [HERE](#) for Materials)

New Business

7:02 PM

Appeal No. 2022-030

Bisbano/Bank of America

Bruce W. Bisbano has petitioned for a Variance from Section 240-103 E. (3) Site Development Standards. The Petitioner, who is representing Bank of America, seeks a variance to allow the proposed lighting to trespass beyond the property boundary exceeding the 0.1 foot candle. The subject property is located at 3840 Falmouth Road, Marstons Mills, MA as shown on Assessor's Map 058 as Parcel 039-002. It is located in the Service and Distribution (S&D) Zoning District.

(Click [HERE](#) for Materials)

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

July 13, 2022, August 10, 2022, August 24, 2022

Adjournment