



Town of Barnstable Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Alex Rodolakis – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Robin Young – Regular Member Matthew Levesque – Associate Member
Spencer Aaltonen – Associate Member Jacob Dewey – 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

BARNSTABLE TOWN CLERK

2018 FEB 21 PM 1:30

Minutes

Wednesday, September 27, 2017

Hearing Room – 2nd Floor – 367 Main Street, Hyannis, MA

Alex Rodolakis - Chair	Present
David Hirsch – Vice Chair	Present
Herbert Bodensiek - Clerk	Present
Robin Young	Present
Matthew Levesque	Absent
Spencer Aaltonen	Absent
Jacob Dewey	Present

Also present were Anna Brigham – Principal Planner and Carol Puckett – Administrative Assistant

As a quorum is present, Alex Rodolakis opens the hearing.

Call to Order

Introduction of Board Members - *Everyone present introduce themselves*

Alex reads the following with no response:

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.

Alex reads the following appeals into the record:

Old Business

7:00 PM Appeal No. 2017-014

Centerville Village Apartments Realty Trust

Adam J. Hostetter and Kristen Williams Haseotes, Trustees of the Centerville Village Apartments Realty Trust have applied for Special Permits pursuant to §240-93(B) Nonconforming Buildings or Structures not used as single or two-family dwellings and §240-94(B) Expansion of a Preexisting Nonconforming Use. The Applicant seeks to expand the preexisting nonconforming multi-family residential use on the property. The proposal is to relocate and preserve the existing filling station building on the property; demolish the remainder of the structures; and construct nine single-family dwellings (four two-bedroom units and five one-bedroom units). The property is located at 981 Main Street, Osterville, MA as shown on Assessor’s Map 117 as Parcels 026 and 178. It is located in the Residence C and Wellhead Protection Overlay Zoning Districts

Time Extension signed 05-24-17. New Decision Due: 08-05-17

Continued from March 8th, March 22, 2017, April 12, 2017, May 10, 2017, May 24, 2017 - No members assigned. No testimony taken. Continued again to June 14, 2017 – Members assigned: Brian Florence, David Hirsch, Herb Bodensiek, Robin Young, Spencer Aaltonen. Continued again to July 12, 2017 – No testimony taken. Continued to July 27, 2017 – Opened and continued again to September 27, 2017.

Time extension signed 07-27-17. New Decision Due Date = 11-03-17

7:01 PM Appeal No. 2017-038

Centerville Village Apartments Realty Trust

Adam J. Hostetter and Kristen Williams Haseotes, Trustees of the Centerville Village Apartments Realty Trust, have applied for a Special Permit pursuant to Section 240-94.A – Change of a Nonconforming Use to another Nonconforming Use as an alternative form of relief to that as set forth in Appeal 2017-014. The applicant is proposing to relinquish use of the property for a gasoline filling and service station, relocate and preserve the filling station structure, demolish the remaining buildings on site and construct nine (4, two-bedroom and 5, one-bedroom) single

family dwellings. The property is located at 981 Main Street, Osterville, MA as shown on Assessor's Map 117 as Parcels 026 and 178. The property is located in the Residence C (RC) and Wellhead Protection (WP) Overlay Zoning Districts.

Continued from May 24, 2017 and June 14, 2017. No members assigned. No testimony taken. Continued from July 27, 2017 – No members assigned – No testimony taken.

Time extension signed 07-27-17. New Decision Due Date = 10-21-17.

Alex states that from correspondence received by the Zoning Board of Appeals this afternoon, Attorney Michael Schulz has requested, by a letter dated the same (Exhibit A) that, on behalf of his clients, he would like to withdraw without prejudice.

Motion to withdraw without prejudice is made by Alex Rodolakis and seconded by Herb Bodensiek

Vote:

All in favor

WITHDRAWN WITHOUT PREJUDICE

Alex suggests that because there had to be a quorum here tonight in order to vote on the withdrawal, that in the future he would request that the applicant be required to be present in order to formally withdraw. The board members agree that this should be a policy.

New Business

Correspondence

- Received 08-27-17 from the Planning Board – Application for a Regulatory Agreement with the Town of Barnstable by Capebuilt Pleasant Street, LLC. The Applicant proposes to construct seven (7), three-story multi-family housing buildings, one (1), three-story building with two (2) townhouses, and one (1) building to be renovated into a community gathering space with two (2) studio apartments above and an outdoor patio area. Six (6) existing dilapidated structures will be demolished. The property is located at 24, 28, 43, 44, 53, 56, 64, and 66 Pleasant Street and 86 South Street, Hyannis, MA.
- Received 09-14-17 from BSC Group – DEP Wetlands and Waterways Chapter 91 Water Quality Certification Public Notice for Millway Marina to dredge at 275 Millway Road, Barnstable Harbor.
- Received 09-21-17 from Cape Cod Commission – DRI Approval for Sagamore Line Reinforcement Project, Western Segment – Phase 3 project which involves the construction of a total of 13.1 miles of new, redundant, high-pressure natural gas distribution pipeline on Cape Cod in three segments along National Grid's existing gas main distribution network. Phase 3 consists of an approximately 2.2 mile, 20 inch diameter underground coated steel natural gas main that will be installed in, under and along Service Road in the Towns of Sandwich and Barnstable.

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

October 11, 2017, October 25, 2017, November 8, 2017, December 13, 2017

Adjournment

Motion is made by Herb Bodensiek and seconded by Alex Rodolakis to adjourn

Vote:

All in favor

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