

# Town of Barnstable

Town Clerk Time Stamp Date:

48 Hour Notice of Meetings of Town Departments and all Town Boards  
As required by Chapter 28 of the Acts of 2009 which amends MGL  
Chapter 30A

2020 DEC 4 PM 2:22

## Zoning Board of Appeals

Name of Public Body: Committee, Board, or Commission

BARNSTABLE TOWN CLERK

**Wednesday, December 09, 2020**

**7:00 PM**

Date of Meeting:

Time:

## See Special Instructions

Place: Meeting Room; Meeting Room Location

The Zoning Board of Appeals Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative 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
<a href="https://zoom.us/j/95975035988">https://zoom.us/j/95975035988</a>	888 475 4499 US Toll-free
Meeting ID: 959 7503 5988	Meeting ID: 959.7503 5988

3. Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely and are not permitted to be physically present at the meeting, 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](mailto: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](mailto:anna.brigham@town.barnstable.ma.us).

## Topics to be discussed:

### 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

### Old Business

7:00 PM

Appeal No. 2019-050

1000 Main, LLC.

1000 Main LLC., has applied for a Special Permit pursuant to Section 240-20.B – West Barnstable Village Business District. The Applicant is seeking relief in order to store small traditional sailboats and to continue the pre-existing use of three residential units in the dwelling. The subject property is located at 1000 Main Street, West Barnstable, MA as shown on Assessor's [Map](#)



179 as Parcel 002. It is located in the West Barnstable Village Business District (WBVBD) and the Residence F (RF) Zoning Districts.

Continued from September 25, 2019. Members assigned: Alex Rodolakis, Herbert Bodensiek, Paul Pinard, Todd Walantis and Bob Twiss. Time Extension Signed and Time Stamped – Decision due January 3, 2020. Continued from December 11, 2019. Time Extension signed – Decision Due: 04-27-20

Continued from April 8, 2020 – Time Extension Continued to June 24, 2020 – Members assigned: Alex Rodolakis, Herb Bodensiek, Paul Pinard, Bob Twiss, Mark Hansen. Continued to August 12, 2020 – Members assigned: Herb Bodensiek, Jake Dewey, Todd Walantis, Mark Hansen, Robert Twiss. Continued to September 9, 2020. Members assigned 09-09-20: Alex Rodolakis, David Hirsch, Jake Dewey, Herb Bodensiek, Mark Hansen. Continued from October 28, 2020.

**7:01 PM Appeal No. 2020-038 Vilsaint**

Corrie L. and Kevin Y. Vilsaint, as prospective buyers, have applied for a Modification of Special Permit 1998-77, Condition No. 2 in order to allow for year-round use of the cottage (barn structure) by Applicant's family members and house guests; and elimination of Condition No. 3 which provides that the Special Permit will expire upon the Owner's voluntary or involuntary transfer of the property. The subject property is located at 358 Flint Street, Marstons Mills, MA as shown on Assessor's Map 101 as Parcel 121. It is located in the Residence F (RF) Zoning District.

Continued from November 18, 2020. Members assigned: Alex Rodolakis, Jake Dewey, Herb Bodensiek, Paul Pinard, Manny Alves

**New Business**

**7:02 PM Appeal No. 2020-041 Pittenger, as Appellant**

Natalie Pittenger, as Appellant, is appealing the issuance of Building Permit #20-2626 issued on October 6, 2020 to Windmill Square, LLC., for the construction of new commercial building and supporting outdoor features for a Tractor Supply Company store. The subject property is located at 1174 Pitcher's Way, Hyannis, MA as shown on Assessor's Map 273 as Parcel 123. It is located in the Business (B) Zoning District, and Groundwater Protection (GP) Overlay Zoning District.

TO BE RENOTICED FOR JANUARY 13, 2020

**7:03 PM Appeal No. 2020-042 MacKinnon**

Matthew J. MacKinnon, Trustee of 33 Oyster Place Realty Trust, is applying for a Special Permit in accordance with Section 240-93(B) – Nonconforming Buildings or structures not used as Single or Two-Family Dwellings. The Applicant is proposing to alter the pre-existing, nonconforming pier by removing approximately 3,000 square feet of the solid fill pier and constructing an elevated wooden pier with associated ramps and floats for shared use with the Cotuit Fire District and the Barnstable Clean Water Coalition. The subject property is located at 33 Oyster Place Road, Cotuit, MA as shown on Assessor's Map 035 as Parcel 101. It is located in the Residence F (RF) and Dock and Pier Overlay Zoning Districts.

TO BE RENOTICED FOR JANUARY 13, 2020

**Correspondence**

None

**Matters Not Reasonably Anticipated by the Chair**

**Upcoming Hearings**

January 13, 2021, and January 27, 2021

**Adjournment**

