



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 – Regular Member
Todd Walantis – Associate Member Mark Hansen – Associate Member Emanuel Alves – Associate Member
David Bogan – 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

Agenda

Wednesday, February 10, 2021

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
https://zoom.us/j/92832341434	888 475 4499 US Toll-free
Meeting ID: 928 3234 1434	Meeting ID: 928 3234 1434

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 , 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

Old Business

7:00 PM Appeal No. 2020-040 Beauregard, as Appellant

Todd Beauregard, as Appellant, is appealing the issuance of Building Permit #20-2073 issued on October 2, 2020 to David Parella for the construction of a new home at 101 Warren Street, Osterville, MA . The Appellant is claiming that 101 Warren Street,

Osterville, MA, formerly 162 Washington Avenue, and 176 Washington Avenue, Osterville, MA, have merged and therefore are unbuildable as two distinct lots. The subject properties are located at 101 Warren Street (formally 162 Washington Avenue) and 176 Washington Avenue, Osterville, MA as shown on Assessor's Map 139 as Parcel 086 and 085. It is located in the Residence R-1 (RF-1). Todd Beauregard, as Appellant, is appealing the issuance of Building Permit #20-2073 issued on October 2, 2020 to David Parella for the construction of a new home at 101 Warren Street, Osterville, MA . The Appellant is claiming that 101 Warren Street, Osterville, MA, formerly 162 Washington Avenue, and 176 Washington Avenue, Osterville, MA, have merged and therefore are unbuildable as two distinct lots. **Continued from January 13, 2021. Continued from January 27, 2021.**

7:01 PM Appeal No. 2020-042-Renoticed 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. **Continued from January 13, 2021 and January 27, 2021.**

New Business

7:02 PM Appeal No. 2021-005 500 Old Colony Place LLC, 105 Bassett Lane LLC

Laham Management & Leasing, Inc. has petitioned for a Variance pursuant to Section 240-67 B. Sign Regulations for the OM Zoning District. The Petitioner is seeking a total sign area of all signs on premises of 74 square feet. The relief being sought is to allow for a 24 square foot free standing pylon sign. The property is located at 141 and 157 Stevens Street and 91 and 105 Bassett Lane, Hyannis, MA as shown on Assessors Map 309 as Parcel 237, Map 309 as Parcel 240, Map 308 as Parcel 042, Map 309 as Parcel 236. It is located in the Office/Multifamily Residential (OM) District.

7:03 PM Appeal No. 2021-006 Lambert

Sandra Lambert has applied for a Special Permit in accordance with Section 240-47.1 B. (4) Family Apartments. The Applicant is proposing to create a 1-bedroom family apartment in the existing detached accessory structure. The property is located at 14 Shirley Point Road, Centerville, MA as shown on Assessors Map 233 as Parcel 004. It is located in the Residence D-1(RD-1) Zoning District.

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

February 24, 2021, March 10, 2021, March 24, 2021

Adjournment