



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
Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
Rachael Toolas - Administrative Assistant – rachael.toolas@town.barnstable.ma.us

Agenda

Wednesday, December 8, 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/91807722556 | 888 475 4499 US Toll-free |
| Meeting ID: 918 0772 2556 | Meeting ID: 918 0772 2556 |

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

November 17, 2021

Old Business

None

New Business

7:00 PM

Appeal 2021-057

O'Neill and Dunbar Point LLC

J. Brian O'Neill, Miriam O'Neill, and Dunbar Point LLC have applied for a Special Permit pursuant to Section 240-91 F Merged Lots. The Applicant seeks to relocate the property line between 689 and 697 Scudder Avenue which would result in the cottage to be part of 689 Scudder Avenue. The subject properties are 689 Scudder Ave and 697 Scudder Ave, Hyannis, MA on Assessors Map 287, Parcels 061 and 062. It is located in the Residence F-1 (RF-1) Zoning District.

7:01PM

Appeal 2021-063

O'Neill and Dunbar Point LLC

J. Brian O'Neill, Miriam O'Neill and Dunbar Point LLC have petitioned for a Variance pursuant to Section 240-7 F(1) number of buildings per lot and Section 240-13 (E) Bulk Regulation. The Applicant seeks to relocate the property line between 689 and 697 Scudder Avenue which will result in the cottage to be part of 689 Scudder Avenue. The subject properties are 689 and 697 Scudder Avenue, Hyannis, MA on Assessors Map 287, Parcels 061 and 062. It is located in the Residence F-1 (RF-1) Zoning District.

7:02 PM

Appeal 2021-061

Ambulos

Pericles C. Ambulos & Mary L. Kuh-Ambulos have applied for a Special Permit pursuant to Section 240-131.4 (D)(2). The Applicants seek to expand a pre-existing nonconforming structure by expanding and partially enclosing a pre-existing nonconforming deck. The subject property is located at 1068 Craigville Beach Road, Centerville, MA on Assessors Map 206, Parcel 133. It is located in the Craigville Beach District – Craigville Beach (CBD-CB) Zoning District.

7:03 PM

Appeal 2021-062

Fedje

Raymond and Betty Fedje, Trustees of the Fedje Revocable Living Trust have applied for a Special Permit pursuant to Section 240-92 (B) Nonconforming Structure and 91 (H) Nonconforming Lot, with a Section 6 finding. Applicant seeks to demolish a three bedroom single family dwelling and a shed to be replaced by a two story, four bedroom, single family dwelling. The subject property is located at 15 George Street, Barnstable MA on Assessors Map 319, Parcel 065. It is located in Residence RB (RB) Zoning District.

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

December 14, 2021, January 12, 2022, January 26, 2022

Discussion

Chairman is seeking input from the Board on remote vs in-person meetings

Adjournment