



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
Genevey Ziino – Administrative Assistant – genevey.ziino@town.barnstable.ma.us

Agenda

Wednesday, August 10, 2022

7:00 PM

James H. Crocker Jr. Hearing Room, 2nd Floor, Town Hall

367 Main Street, Hyannis

To all persons interested in or affected by the actions of the Zoning Board of Appeals, you are hereby notified, pursuant to Section 11 of Chapter 40A of the General Laws of the Commonwealth of Massachusetts, and all amendments thereto, that a public hearing on the following appeals will be held on Wednesday, August 10, 2022, at the time indicated:

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

None

New Business

7:00 PM

Appeal No. 2022-037

MWV Associates LLC

MWV Associates LLC has petitioned for a Variance from Section 240- 24.1.8 C. Dimensional, bulk and other requirements in the HG Hyannis Gateway Zoning District. The Petitioner seeks a variance from the minimum bulk regulations to clarify parcel records and Assessing division lines pursuant to the plan prepared by Down Cape Engineering. The subject property is located at 195 Ridgewood Avenue, Hyannis, MA as shown on Assessor’s Map 328 as Parcel 073. It is located in the Hyannis Gateway (HG) Zoning District.

(Click [HERE](#) for Materials)

7:01 PM

Appeal No. 2022-038

MacGregor, Warehouse Corp.

Molly MacGregor, Trustee of Warehouse Corporation Hyannis Realty Trust has petitioned to amend Use Variance No. 2019-021 which granted relief from 240-32. A. Industrial Limited Zoning District to allow a multi-family residential apartment building. The Petitioner seeks to amend Use Variance No. 2019-021 to convert interior office use into an additional dwelling unit. The subject property is located at 206 Breeds Hill Road, Barnstable, MA as shown on Assessor’s Map 314 as Parcel 025. It is located in the Industrial Limited (IND LTD) Zoning District.

(Click [HERE](#) for Materials)

7:02 PM

Appeal No. 2022-039

157 Thornton Drive LLC

157 Thornton Drive LLC has applied for a Special Permit pursuant to Section 240-93 B. Expansion of a preexisting nonconforming structure and to Section 240-57 Reduction in Parking. The Applicant seeks to construct an approximately 2,002 square foot storage addition to the southern end of the existing building. The existing structure is nonconforming to numerous dimensional, parking, and screening requirements and the proposed expansion will also be nonconforming to dimensional, parking, and screening requirements. The subject property is located at 157 Thornton Drive, Hyannis, MA as shown on Assessor's Map 267 as Parcel 019. It is located in the Industrial (IND) Zoning District. **** To be readvertised for September 14th****

7:03 PM

Appeal No. 2022-040

157 Thornton Drive LLC

157 Thornton Drive LLC has petitioned for a Variance from Section 240-33 E. Rear yard setback, Lot coverage, and Section 240-33 F. Special Screening, Section 240-56 Parking Schedule, and Section 240-57 Reduction of parking. The Applicant seeks to construct an approximately 2,002 square foot storage addition to the southern end of the existing building which will intensify existing nonconforming setback, lot coverage, screening and parking demand. The subject property is located at 157 Thornton Drive, Hyannis, MA as shown on Assessor's Map 267 as Parcel 019. It is located in the Industrial (IND) Zoning District. ****To be readvertised for September 14th****

Correspondence

Planning Board Meeting Notification & Transmittal of a Regulatory Agreement Application, Regulatory Agreement No. 2022-001 S&C Realty Investment Co., LLC, 442 Main Street, Hyannis, August 18, 2022, 7:00 P.M.

(Click [HERE](#) for Material)

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

August 24, 2022, September 14, 2022, September 28, 2022

Adjournment