



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

Agenda

Wednesday, August 24, 2022

7:00 PM

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 24, 2022, at the time indicated:

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://townofbarnstable-us.zoom.us/j/85100330650	888 475 4499 US Toll-free
Meeting ID: 851 0033 0650	Meeting ID: 851 0033 0650

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

August 10, 2022

(Click [HERE](#) for Materials)

Old Business

7:00 PM

Appeal No. 2022-029

Leveroni

Maureen Leveroni has applied for a Special Permit pursuant to Section 240.91 (H)(3) Nonconforming Lot and requests a finding under M.G.L. Chapter 40A Section 6 regarding compliance with floor area ratio. The Applicant proposes to demolish two existing single story structures and replace the structures with one, two story structure on the same or smaller footprint. The subject property is located at 14 Beale Way, Barnstable, MA as shown on Assessor's Map 279 Parcel 014. It is located in Residence F-1 (RF-1) Zoning District. **Continued from June 8, 2022, and July 13, 2022. Request received to continue to October 12, 2022.**

(Click [HERE](#) for Materials)

7:01 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. **Continued from August 10, 2022.**

(Click [HERE](#) for Materials)

New Business

7:02 PM

Appeal No. 2022-041

Mayflower Cape Cod/Chick-Fil-A

Mayflower Cape Cod LLC has petitioned for a Variance from Section 240-39 G. (e) Bulk and Dimensional Regulations in the Shopping Center Redevelopment Overlay District. The Petitioner seeks a variance from the minimum bulk regulations to install face-to-face canopy at the Chick-Fil-A drive-thru which encroaches into the 30 foot minimum front yard setback at the perimeter of the redevelopment by 9 feet 2 inches. The subject property is located at 155 Enterprise Road, Hyannis, MA as shown on Assessor's Map 294 as Parcel 019. It is located in the Highway Business (HB) Zoning District and Shopping Center Redevelopment Overlay District (SCROD).

(Click [HERE](#) for Materials)

7:03 PM

Appeal No. 2022-042

Mayflower Cape Cod/Chick-Fil-A

Mayflower Cape Cod LLC has applied for a modification of Special Permit No. 2015-057, Condition No. 2, as it relates to the site plan, pursuant to Section 240-39 G. (e) Bulk and Dimensional Regulations in the Shopping Center Redevelopment Overlay District. The Applicant is seeking to install two steel framed canopies over the existing Chick-Fil-A restaurant's drive-thru lane. The subject property is located at 155 Enterprise Road, Hyannis, MA as shown on Assessor's Map 294 as Parcel 019. It is located in the Highway Business (HB) Zoning District and Shopping Center Redevelopment Overlay District (SCROD).

(Click [HERE](#) for Materials)

7:04 PM

Appeal No. 2022-043

Munsell

David P. Munsell Jr. and Diane M. Munsell have applied for a Special Permit pursuant to Section 240-93 B. Nonconforming buildings or Structures not used as single- or two-family dwellings, Alterations by Special Permit. The Applicant is seeking a Special Permit to reconstruct/enlarge existing structure, a 450 square foot carriage house/barn and 80 square foot shed where 10 feet is proposed and 15 feet is required and to convert the same to a 2,723 square foot single family dwelling and 80 square foot shed. The subject property is located at 3075 and 3077 Main Street, Barnstable, MA as shown on Assessor's Map 279 as Parcels 040 and 041. It is located in the Residence F-2 (RF-2) Zoning District. **Received request to continue to September 14th, 2022.**

(Click [HERE](#) for Materials)

7:05 PM

Appeal No. 2022-044

Munsell

David P. Munsell Jr. and Diane M. Munsell have petitioned for a Variance from Section 240-11 E. Bulk Regulations in the RF-2 Zoning District. The Petitioners seek a variance from the minimum bulk regulations to allow for the reconstruction/enlargement of the 450 square foot carriage house/barn and 80 square foot shed where 10 feet is proposed and 15 feet is required so they can be redeveloped into a 2,723 square foot Single Family Dwelling and 80 square foot shed. The subject property is located at 3075 and 3077 Main Street, Barnstable, MA as shown on Assessor's Map 279 as Parcels 040 and 041. It is located in the Residence F-2 (RF-2) Zoning District. **Received request to continue to September 14th, 2022.**

(Click [HERE](#) for Materials)

Correspondence

Cape Cod Commission Public Hearing for Centerville Gardens Wireless Communications Tower to be held on September 13, 2022 at 5:00 pm via Zoom.

(Click [HERE](#) for Materials)

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

September 14, 2022, September 28, 2022, October 12, 2022

Adjournment