



# Town of Barnstable Zoning Board of Appeals



#### Board Members:

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard - Clerk  
Aaron Webb – Regular Member Mark Hansen – Regular Member  
Vacant – Associate Member Vacant – Associate Member Vacant-Associate Member Denise Johnson-Associate Member  
Kristine Clark - Town Council Liaison

#### Staff Support

Elizabeth Jenkins –Director - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
Genna Ziino – Administrative Assistant – [genevey.ziino@town.barnstable.ma.us](mailto:genevey.ziino@town.barnstable.ma.us)

## Agenda

**Wednesday, June 14, 2023**

**7:00 PM**

**James H. Crocker Jr. Hearing Room, 2<sup>nd</sup> 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, June 14, 2023, 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

May 10, 2023 – Click [HERE](#) for materials

May 24, 2023 – Click [HERE](#) for materials

### Old Business

**7:00 PM**

**Appeal No. 2023-006**

**Andersen**

Denise M. Andersen, Trustee of the Andersen 77 Parker Road Nominee Trust, has petitioned for two Variances from Section 240-13 E. Residence C (RC) District, Bulk Regulations, and 240-36 Resource Protection Overlay District (RPOD). The Petitioner seeks two variances to unmerge Lot 1 (40,075 sq. ft.) from Lot 2, a developed lot containing 43,915 sq. ft., pursuant to the plan prepared by Sullivan Engineering and Consulting, Inc. The subject property is located at 77 Parker Rd, Osterville, MA as shown on Assessor's Map 117 as Parcel 135. It is located in the Residence C (RC) Zoning District. **Continued from March 22, 2023, April 12, 2023, April 26, 2023, May 10, 2023 and May 24, 2023. Pinard recused.**

(Click [HERE](#) for materials)

### New Business

**7:01 PM**

**Appeal No. 2023-011**

**773 South Main St., LLC**

773 South Main Street, LLC has applied to modify Condition No. 4 of Appeal No. 2019-005 to allow an additional accessory structure on the property, and has applied for a Special Permit in accordance with 240-131.4(E) for relief from minimum yard setbacks, if the Board finds it necessary. The Applicant proposes to install an approximately 12 foot by 20.5 foot in ground pool approximately 3 feet from the westerly property line. The Applicant seeks to modify Condition No. 4 of Appeal No. 2019-005 to allow the proposed pool as an accessory structure. The subject property is located at 773 South Main Street, Centerville, MA as shown on Assessor's Map 185 as Parcel 013. It is located in the Craigville Beach District (CBD) and the Centerville River North Bank (CRNB) Neighborhood Overlay Zoning Districts.

(Click [HERE](#) for materials)

7:02 PM

Appeal No. 2023-012

MacKinnon, Trustee of MCCM Realty Trust

Donald J. McKinnon, Trustee of MCCM Realty Trust has applied to modify Condition No. 4 of Appeal No. 2022-008 to allow an additional accessory structure on the property. The Applicant proposes to construct a free-standing garage/workshop. As per Condition No. 4 of Appeal No. 2022-008, approval is required for this accessory structure. The subject property is located at 910 Main Street, Cotuit, MA as shown on Assessor's Map 035 as parcel 090. It is located in the Residence F (RF) Zoning District and the Resource Protection Overlay District (RPOD).

(Click [HERE](#) for materials)

#### Correspondence

None

#### Matters Not Reasonably Anticipated by the Chair

#### Discussion

Board discussion regarding requests for Withdrawals and Continuances

(Click [HERE](#) for Materials)

#### Upcoming Hearings

June 28, 2023. July 12, 2023, July 26, 2023

#### Adjournment