



## Town of Barnstable

# Zoning Board of Appeals



### Board Members

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard – Clerk  
Emanuel Alves – Associate Member Mark Hansen – Regular Member Larry Hurwitz – Associate Member  
Denise Johnson – Associate Member Aaron Webb – Regular Member Vacant – Associate Member  
Betty Ludtke – 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, April 10, 2024**

**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, April 10, 2024, at the time indicated:

### Call to Order

Introduction of Board Members

### Notice of Recording

This meeting of the Zoning Board of Appeals is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with MGL Chapter 30A §20, I must inquire whether anyone is recording this meeting and if so, to please make their presence known.

### Minutes

February 28, 2024 – Click [HERE](#) for materials

### Old Business

**7:00 PM**

**Appeal No. 2023-034**

**Bayridge Realty, LLC**

Bayridge Realty, LLC has applied for a Comprehensive Permit pursuant to MGL Ch. 40B §20, 21, 22, and 23. The Applicant proposes to construct 14 housing units (24 bedrooms) within 4 detached buildings and associated parking and site improvements on 3.95 acres for rental purposes in accordance with MGL Ch. 40B, 760 CMR. The unit mix shall consist of 6 one-bedroom units, 6 two-bedroom units, and 2 three-bedroom units. 4 of the units will be restricted as affordable for low- or moderate-income persons. The subject property is located at 900 Old Stage Road, Centerville, MA as shown on Assessor's Map 192 as Parcel 001. It is located in the Residence C (RC) Zoning District. **Continued from November 8, 2023 and January 10, 2024, February 7, 2024 and March 13, 2024.**  
**Members assigned: Herbert Bodensiek, Paul Pinard, Aaron Webb, Mark Hansen, and Manny Alves.**

(Click [HERE](#) for materials)

**7:01 PM**

**Appeal No. 2024-002**

**TFG Hyannis Hospitality, LLC**

TFG Hyannis Hospitality, LLC has filed an Appeal of an Administrative Official's Decision in accordance with 240-125.B.(1). The Appellant seeks to overturn the Building Commissioner's determination dated December 12, 2023 that the project is outside of the Ground Mounted Solar Photovoltaic Overlay District and that the proposed solar arrays are ground mounted solar arrays not permitted at the property. The subject property is located at 35 Scudder Avenue, Hyannis, MA as shown on Assessor's Map 289 as Parcel 110. The property is located in the Residence B (RB) Zoning District. **Continued from March 13, 2024.**

(Click [HERE](#) for materials)

## New Business

**7:02 PM**

**Appeal No. 2024-009**

**Bunn & Creedon**

Brian M. Bunn and Jennifer A. Creedon have petitioned for a Variance pursuant to Section 240-14 E. Bulk Regulations in the RC-1 and RF Residential Districts, and Section 240-126 Variance Provisions. The Petitioners seek a variance to the front and side yard setback requirement to build an accessory structure (pool house) in the northwest corner of their lot adjacent to their existing inground pool and existing walkway and hardscape patio areas and retaining walls. The Petitioners propose to reduce the front yard setback to 12.8 feet where 30 feet is required, and the side yard setback to 7.7 feet where 15 feet is required. The subject property is located at 157 Popponessett Road, Cotuit, MA as shown on Assessor's Map 019 as Parcel 079. It is located in the Residence F (RF) Zoning District.

(Click [HERE](#) for materials)

**7:03 PM**

**Appeal No. 2024-010**

**Trabucco**

Michael Trabucco has filed an Appeal of an Administrative Official's Decision in accordance with 240-11 E. Bulk Regulations. The Appellant seeks to overturn the Denial of Request for Enforcement dated March 7, 2024. In the Denial of Request for Enforcement Letter, the Building Commissioner stated that the property in question benefits from a preexisting, nonconforming status and is subject to the single-lot exemption outlined in M.G.L. Chapter 40A Section 6 and therefore is considered buildable. The subject property is located at 361 Straightway, Hyannis, MA as shown on Assessor's Map 269 as Parcel 233. It is located in the Residence B (RB) Zoning District.

(Click [HERE](#) for materials)

**7:04 PM**

**Appeal No. 2024-011**

**773 South Main Street 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 also applied for a Special Permit in accordance with 240-125 Zoning Board of Appeals. The Applicant proposes to construct an approximately 12 foot by 20.5 foot in-ground pool approximately 3 feet from the westerly property line where 15 feet is required. 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 District.

(Click [HERE](#) for materials)

## Correspondence

## Matters Not Reasonably Anticipated by the Chair

## Upcoming Hearings

April 24, 2024, May 8, 2024, May 22, 2024

## Adjournment