

Zoning Board of Appeals
MINUTES
Wednesday, September 11, 2024
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, September 11, 2024, at the time indicated:

Call to Order

Acting Chair Paul Pinard calls the meeting to order at 7:01 PM with an introduction of Board members:

Member	Present	Absent
Dewey, Jacob – Chair		X
Bodensiek, Herbert – Vice Chair		X
Pinard, Paul – Clerk	X	
Alves, Manny	X	
Hansen, Mark		X
Hurwitz, Larry		X
Webb, Aaron	X	

Also present is Anna Brigham, Senior Planner and Genna Ziino, Administrative Assistant.

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

None

Old Business

None

New Business

7:00 PM

Appeal No. 2024-031

Sullivan

Lawrence and Elizabeth Sullivan, as Trustees of the King Kat Trust, have applied for a Special Permit pursuant to Section 240-91H.(3) Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lots. The Applicants propose to demolish the existing 2-bedroom dwelling and construct a new 2-bedroom dwelling. The lot is less than the required 10,000 sq. ft. and the new dwelling proposes to maintain the existing nonconforming side yard setback of 8.5 ft. (where 15 ft. is required). The existing lot coverage is 14.5% and the proposed lot coverage is 15.3%, and the existing gross floor area is 9% and the proposed gross floor area ratio is 10.7%. The subject property is located at 91 Craigville Beach Road, Hyannis, MA as shown on Assessor’s Map 267 as Parcel 115. It is located in the Residence F-1 (RF-1) Zoning District.

The Board received a request to continue this to September 25, 2024 at 7 PM. Manny Alves moves to continue the appeal.

Vote:

Aye: Paul Pinard, Manny Alves, Aaron Webb

Nay: None

Appeal No. 2024-031 Sullivan is continued to September 25, 2024 at 7 PM.

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

September 25, 2024, October 9, 2024, October 23, 2024

Adjournment

Paul Pinard moves to adjourn. Aaron Webb seconds.

Vote:

Aye: Paul Pinard, Aaron Webb, Manny Alves

Nay: None

Documents Used at this Meeting

- Request from Attorney Patrick Nickerson to continue Appeal No. 2024-031 Sullivan

Respectfully submitted,
Genna Ziino, Administrative Assistant

Further detail may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us>

APPROVED