



# Town of Barnstable Zoning Board of Appeals



### Board Members:

Alex Rodolakis – Chair   David Hirsch – Vice Chair   Herbert Bodensiek - Clerk  
Jacob Dewey – Regular Member   Paul Pinard – Regular Member  
Todd Walantis – Associate Member   Mark Hansen – Associate Member   Emanuel Alves – Associate Member  
David Bogan – 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)  
Carol Puckett – Administrative Assistant – [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

## Agenda

### Wednesday, February 24, 2021

The Zoning Board of Appeals Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative 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
<a href="https://zoom.us/j/96503230224">https://zoom.us/j/96503230224</a>	888 475 4499 US Toll-free
Meeting ID: 965 0323 0224	Meeting ID: 965 0323 0224

3. Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely and are not permitted to be physically present at the meeting, 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](mailto: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](mailto: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

None

### Old Business

None

**New Business****7:00 PM****Appeal No. 2021-008****Cappellucci**

David F. and Colleen F. Cappellucci have applied for a Special Permit in accordance with Section 240-91.H 3. (a) – Developed Lot Protection. The Applicants are proposing to demolish an existing single-family dwelling and construct a new single-family dwelling with attached 2-car garage in accordance with the plans prepared by Northside Design Associates, while maintaining the existing nonconforming setback on the southerly side of the property. The subject property is located at 31 Eel River Road, Osterville, MA as shown on Assessor’s Map 116 as Parcel 106. It is located in the Residence C (RC) Zoning District.

**7:01 PM****Appeal No. 2021-009****Kelleher**

Robert and Sandra Kelleher have applied for a Special Permit in accordance with Section 240-47.1 B. (4) Family Apartments. The Applicants are proposing to demolish the existing detached garage and create a 2-bedroom family apartment in a proposed 28 feet by 40 feet detached accessory structure (garage). The property is located at 1680 Hyannis Road, Barnstable, MA as shown on Assessor’s Map 299 as Parcel 061. It is located in the Residence F-2 (RF-2) Zoning District.

**Correspondence**

None

**Matters Not Reasonably Anticipated by the Chair****Upcoming Hearings**

March 10, 2021, March 24, 2021, April 14

**Adjournment**