



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
 Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
 Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, March 10, 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
https://zoom.us/j/91270042476	888 475 4499 US Toll-free
Meeting ID: 912 7004 2476	Meeting ID: 912 7004 2476

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 , 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

None

Old Business

7:00PM

Appeal No. 2020-042-Renoticed

MacKinnon

Matthew J. MacKinnon, Trustee of 33 Oyster Place Realty Trust, is applying for a Special Permit in accordance with Section 240-93(B) – Nonconforming Buildings or structures not used as Single or Two-Family Dwellings. The Applicant is proposing to alter the pre-existing, nonconforming pier by removing approximately 3,000 square feet of the solid fill pier and constructing an elevated wooden pier with associated ramps and floats for shared use with the Cotuit Fire District and the Barnstable Clean Water Coalition. The subject property is located at 33 Oyster Place Road, Cotuit, MA as shown on Assessor’s Map 035 as Parcel 101. It is located in the Residence F (RF) and Dock and Pier Overlay Zoning Districts. **Continued from January 13, 2021 , January 27, 2021, February 10, 2021. Request to withdraw received February 25, 2021.**

7:01 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. **Continued from February 24, 2021.**

New Business

7:02 PM

Appeal No. 2021-010

The Home Depot

The Home Depot has applied for a Special Permit in accordance with Section 240-93 B. – Expansion of a Preexisting Nonconforming Use. The Applicant seeks to alter the preexisting, nonconforming parking field to install landscape islands and in-lot trees, thereby lessening the existing nonconformity. The subject property is located at 65 Independence Drive, Hyannis, MA as shown on Assessors Map 295 as Parcel 015-X01. It is located in the Business (B), Industrial (IND) and Highway Business (HB) Zoning Districts.

7:03 PM

Appeal No. 2021-011

The Home Depot

The Home Depot has petitioned for a variance in accordance with Sections 240-65 (A) and 240-65 (C) – Signs in the B and HB, Number of Signs and Additional Square Footage. The Applicant seeks to replace three existing main business signs for two businesses with two (2) main business signs, and three (3) department signs for one business. The subject property is located a 65 Independence Drive, Hyannis, MA as shown on Assessors Map 295 as Parcel 015-X01. It is located in the Business (B), Industrial (IND) and Highway Business (HB) Zoning Districts.

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

March 24, 2021, April 14, 2021, April 28, 2021

Adjournment