



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 Aaron Webb-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, April 14, 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/96076259052	888 475 4499 US Toll-free
Meeting ID: 960 7625 9052	Meeting ID: 960 7625 9052

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

November 18, 2020, January 13, 2021

Old Business

None

New Business

7:00 PM

Appeal No. 2021-014

Johnson, Lot 1

Linda and Donald Johnson have petitioned for a Variance in accordance with Section 240-36 Resource Protection Overlay District, 240-128 Definitions. The Petitioners are proposing to divide one conforming lot containing two dwellings into two nonconforming lots with an existing dwelling on each. The subject property is located at 495 Willow Street, West Barnstable MA as shown on Assessor's Map 130 as Parcel 003. It is located in the Residence F (RF) Zoning District and Resource Protection Overlay District (RPOD).

7:01PM

Appeal No. 2021-015

Johnson, Lot 2

Linda and Donald Johnson have petitioned for a Variance in accordance with Section 240-36 Resource Protection Overlay District, 240-128 Definitions, 240-007 D. Lot Shape Factor. The Petitioners are proposing to divide one conforming lot containing two dwellings into two nonconforming lots with an existing dwelling on each. The subject property is located at 495 Willow Street, West Barnstable MA as shown on Assessor's Map 130 as Parcel 003. It is located in the Residence F (RF) Zoning District and Resource Protection Overlay District (RPOD).

7:02PM

Appeal No. 2021-016

McDonough

James McDonough of 111 Mockingbird Lane, Marstons Mills, MA has filed an appeal citing an appeal of an Administrative Official's Decision. The Building Commissioner issued a decision dated January 29, 2021 denying Mr. McDonough's request for enforcement to suspend uses at the property at 810 Wakeby Road, Marstons Mills. The appeal also cites Zoning Ordinance Section 240-10 Prohibited Uses, and states: "the nature of activity presently is not legal use, request is to end all "by right" activities immediately by enforcing Barnstable Zoning bylaw against prohibited uses." The subject property is located at 810 Wakeby Road, Marstons Mills, MA as shown on Assessors Map 013 as Parcel 052. It is located in the Residence F (RF) Zoning District. ****Re-Noticed for April 28th****

7:03PM

Appeal No. 2021-017

Johnson

David G. and Elizabeth T. Johnson have applied for a Special Permit in accordance to Section 240-46 Home Occupation. The Applicants are proposing to establish two Home Occupations: a design and décor business, including off-site and online sales of product; and a graphic design business. The subject property is located at 5 Putnam Avenue, Cotuit, MA as shown on Assessors Map 036 as Parcel 034. It is located in the Residence F (RF) Zoning District.

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

April 28, 2021, May 12, 2021, May 26, 2021

Adjournment