



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 28, 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/92033907140	888 475 4499 US Toll-free
Meeting ID: 920 3390 7140	Meeting ID: 920 3390 7140

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

January 27, 2021

Old Business

None

New Business

7:00 PM

Appeal No. 2021-018

Crawford

William G. Crawford and Lynne A. Crawford have applied for a Special Permit pursuant to Section 240-91.H(3) – Demolition and Rebuilding on a Nonconforming lot. The Applicants are proposing to demolish an existing two-bedroom dwelling and construct a new, four-bedroom dwelling on a lot consisting of less than 10,000 square feet. The subject property is located at 181 Hollingsworth Road, Osterville, MA as shown on Assessor’s Map 140as Parcel 040. It is located in the Residence C Zoning District.

7:01 PM Appeal No. 2021-019

Windmill Sq LLC/Tractor Supply

Windmill Square, LLC., has applied for a Special Permit in accordance with Section 240-57 Circumstances warranting reduction of requirements by Special Permit. The Applicant is seeking to reduce the number of required parking spaces from 73 to 60. The subject property is located at 1174 Pitcher’s Way, Hyannis, MA as shown on Assessor’s Map 273 as Parcel 123. It is located in the Business (B) Zoning District and Groundwater Protection (GP) Overlay Zoning District.

7:02 PM Appeal No. 2021-020

Windmill Sq LLC/Tractor Supply

In the alternative to Appeal No. 2021-019, Windmill Square, LLC., has petitioned for a Variance in accordance with Section 240-53 Landscape Requirements for Parking Lots, Section 240-53 B. setback requirements of a parking lot, and Section 240-56 Schedule of off street parking requirements. The Petitioner is seeking relief from landscape and parking requirements. The subject property is located at 1174 Pitcher’s Way, Hyannis, MA as shown on Assessor’s Map 273 as Parcel 123. It is located in the Business (B) Zoning District and Groundwater Protection (GP) Overlay Zoning District.

7:03PM Appeal No. 2021-016

McDonough RE-NOTICED

James McDonough of 111 Mockingbird Lane, Marstons Mills, MA has filed an appeal of an Administrative Official’s Decision. The appeal cites Zoning Ordinance §240-10 Prohibited Uses and states: “the nature of activity presently is not legal use, request is to end all non “by right” activities immediately by enforcing Barnstable Zoning bylaw against prohibited uses.” The Building Commissioner issued a ‘Notice of Zoning Ordinance Request for Enforcement Denial’ to Mr. McDonough on January 29, 2021. 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.

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

May 12, 2021, May 26, 2021, June 9, 2021

Adjournment