



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
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 Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, May 12, 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/98275477067	888 475 4499 US Toll-free
Meeting ID: 982 7547 7067	Meeting ID: 982 7547 7067

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

December 9, 2020, February 10, 2021, February 24, 2021

Old 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).

Continued from April 14, 2021

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).

Continued from April 14, 2021

7:02 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 140 as Parcel 040. It is located in the Residence C Zoning District.

Continued from April 28, 2021.

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 Assessor's Map 013 as Parcel 052. It is located in the Residence F (RF) Zoning District.

Continued from April 28, 2021.

New Business

7:04 PM Appeal No. 2021-023 Covell

Brian O. Covell and Roey Covell have applied for a Special Permit in accordance with Section 240-47.1 B. (4) Family Apartments. The Applicants are proposing to construct a 600 square foot detached structure and create a 1-bedroom family apartment on the same lot as the principal dwelling. The property is located at 41 Wilton Drive, Centerville, MA as shown on Assessor's Map 208 as Parcel 136. It is located in the Residence C (RC) Zoning District.

Correspondence

Update on the status of Affordable units in Cotuit for which HAC is monitoring agent dated April 26, 2021

Discussion and Vote

Notice of Project Change – Addition of a gymnasium and Exercise Facility. Living Independently Forever (L.I.F.E.) has requested that the Board approve a modification, as an insubstantial change, to Comprehensive Permit No. 2010-036 to allow the addition of a gymnasium and exercise facility for the exclusive use of the residents of the LIFE Condominium as shown on plans submitted on April 23, 2021.

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

May 26, 2021, June 9, 2021, June 23, 2021

Adjournment