



Town of Barnstable Zoning Board of Appeals



Board Members:

Jacob Dewey – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
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
Administrative Assistant –

Agenda

Wednesday, September 8, 2021

7:00 PM

The Zoning Board of Appeals Public Hearing will be held by remote participation methods.

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/91610698888	888 475 4499 US Toll-free
Meeting ID: 916 1069 8888	Meeting ID: 916 1069 8888

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

June 9, 2021

Old Business

None

New Business

7:00 PM Appeal No. 2021-037

Vengren

Daniel and Donna Vengren have applied for a Special Permit in accordance with Section 240-46(C) Home Occupation. The Applicants are proposing to establish a home business for auto detailing which will be based out of a mobile vehicle; home will be used as an office and to store supplies. The subject property is located at 23 Goose Point Road, Centerville, MA as shown on Assessors Map 252 as Parcel 083- H00 and 083-T00. It is located in the Residence C-1 (RC-1) Zoning District.

7:01 PM Appeal No. 2021-038

Boschetti, Trustee

Debra M. Boschetti, Trustee of the 32 Hawes Avenue Realty Trust, has applied for a Special Permit pursuant to Section 240-92(B) to permit alteration of a preexisting nonconforming building used as a single-family residence, which building is currently nonconforming due to its location within the front yard setbacks. The Applicant proposes to renovate and expand the preexisting nonconforming single family dwelling and relocate the structure thereby making the dwelling less nonconforming. The subject property is located at 32 Hawes Avenue, Hyannis, MA as shown on Assessor’s Map 324 as Parcel 073. It is located in the Residence B (RB) Zoning District.

7:02 PM Appeal No. 2021-039

Phipps

Bradley Phipps has applied for a Special Permit pursuant to Section 240-91.H (3) – Demolition and Rebuilding on a Nonconforming lot. The Applicant is seeking to demolish the existing 3-bedroom dwelling and construct a 3,175 square foot 3-bedroom dwelling that has a 21.9 foot front yard setback, where a 30 foot setback is required. The existing dwelling has a 21.4 foot front yard setback. The subject property is located at 29 Tillage Lane, West Barnstable, MA as shown on Assessor’s Map 136 as Parcel 003. It is located in the Residence F (RF) Zoning District.

7:03 PM Appeal No. 2021-041

Cotuit Federated Church Trust

Cotuit Federated Church Trust has applied for a Modification Permit in accordance with Section 240-8(3)(b)-Exempt Uses. The Applicant proposes to create an 11-space off-street parking area to serve the proposed 17,686 sq.ft expansion of the church. The existing garage is proposed to be demolished and two additions to the existing building are proposed, including installation of an elevator to bring the building into compliance with the Americans with Disabilities Act (ADA). The new parking lot will incorporate handicapped parking to replace the existing on-street handicap space which is non-compliant. The parking lot landscape setback will be reduced from 30 feet to 6 feet. The property is located at 40 School Street, Cotuit, MA as shown on Assessor’s Map 035 as Parcels 049 and 050. It is located in the Residence F (RF) Zoning District.

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

September 22, 2021, October 13, 2021, October 27, 2021

Adjournment