



Town of Barnstable

Zoning Board of Appeals



Board Members:

Jacob Dewey – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
 Paul Pinard – Regular Member Mark Hansen – Regular Member
 Todd Walantis – 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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 Administrative Assistant – rachael.toolas@town.barnstable.ma.us

Agenda

Wednesday, September 22, 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/94583493198	888 475 4499 US Toll-free
Meeting ID: 945 8349 3198	Meeting ID: 945 8349 3198

3. Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely, 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

September 8, 2021

Old Business

None

New Business

7:00 PM

Appeal No. 2021-040

Fedje, Trustees

Raymond and Betty Fedje, Trustee of the Fedje Revocable Living Trust, have applied for a Special Permit pursuant to 240-91.H (3) – Demolition and Rebuilding on a Nonconforming lot. The Applicants seek to demolish the existing 3-bedroom nonconforming

dwelling and construct a 2,656 square foot 4-bedroom dwelling on a lot with 5,693 square feet of area. The proposed dwelling will have a front yard setback from Harbor View Road of 13.5 feet where 20 feet is required and a side yard setback of 6.6 feet where 10 feet is required thereby making the proposed dwelling less nonconforming. The subject property is located at 15 George Street, Barnstable, MA as shown on Assessor's Map 319 as Parcel 065. It is located in the Residence B (RB) Zoning District.
Request to continue to October 13, 2021.

7:01 PM

Appeal No. 2021-042

The Whole Fish d/b/a The Knack

The Whole Fish d/b/a The Knack has applied for a Special Permit accordance with Sections 240-65 – Signs in the HB District, Section 240-93 Nonconforming buildings not used as single or two family dwellings, and Section 240-94 Nonconforming Use. The Applicant seeks to replace the preexisting nonconforming free standing (120 sq ft) and wall (50 sq ft) signs at the site of the former Cooke's Restaurant and future location of The Whole Fish d/b/a The Knack. The replacement freestanding sign, which will be in the same location, will be reduced from 120 sq ft to 75 sq ft. The replacement wall signs will increase to 69 sq ft. Relief for the redevelopment is required for freestanding sign height, total square footage of signage, and number of signs. The subject property is located at 1120 Iyannough Rd (Rte 132), Hyannis, MA as shown on Assessors Map 294 as Parcel 075. It is located in the Highway Business (HB) Zoning District.

7:02 PM

Appeal No. 2021-043

The Whole Fish d/b/a The Knack

The Whole Fish d/b/a The Knack has petitioned for a variance in accordance with Sections 240-65 – Signs in the HB District. The Petitioner seeks to replace the preexisting nonconforming free standing (120 sq ft) and wall (50 sq ft) signs at the site of the former Cooke's Restaurant and future location of The Whole Fish d/b/a The Knack. The replacement freestanding sign, which will be in the same location, will be reduced from 120 sq ft to 75 sq ft. The replacement wall signs will increase to 69 sq ft. Relief for the redevelopment is required for freestanding sign height, total square footage of signage, and number of signs. The subject property is located at 1120 Iyannough Rd (Rte 132), Hyannis, MA as shown on Assessors Map 294 as Parcel 075. It is located in the Highway Business (HB) Zoning District.

7:03 PM

Appeal No. 2021-044

Morrell

Allen N. Morell, Trustee, Allen N. Morell Revocable Management Trust has petitioned for a Variance from Section 240-11.E – Bulk Regulations in the RD-1 District, minimum front yard setback. Due to the relocation of the road layout, the result will be a 25.4 foot front yard setback where 30 feet is required. The subject property is located at 35 Loomis Lane, Centerville, MA as shown on Assessor's Map 230 as Parcel 101-001. It is located in the Residence D-1 (RD-1) Zoning District.

7:04 PM

Appeal No. 2021-045

Fischer

Eric J. and Simone S. Fischer have petitioned for a Variance from Section 240-11.E – Bulk Regulations in the RD-1 District, minimum lot area, and Section 240-36 minimum lot area in the Resource Protection Overlay District (RPOD). Due to the relocation of the road layout, the result will be a lot shape factor of 24.5 where 22 is required, and the proposed lot area will be 27,088 square feet where 87,120 is required in the Resource Protection Overlay District. The subject property is located at 45 Loomis Lane, Centerville, MA as shown on Assessor's Map 230 as Parcel 104. It is located in the Residence D-1 (RD-1) Zoning District.

7:05PM

Appeal No. 2021-046

Swartz

Dean C. and Maureen F. Swartz have petitioned for a Variance from Section 240-11.E – Bulk Regulations in the RD-1 District, minimum lot area, and Section 240-36 minimum lot area in the Resource Protection Overlay District (RPOD). Due to the relocation of the road layout, result will be a lot area of 25,394 square feet where 87,120 square feet is required. The subject property is located at 55 Loomis Lane, Centerville, MA as shown on Assessor's Map 230 as Parcel 105. It is located in the Residence D-1 (RD-1) Zoning District.

7:06 PM

Appeal No. 2021-047

Bodensiek

Herbert K. Bodensiek has petitioned for a Variance from Section 240-11E. – Bulk Regulations in the RD-1 District, Section 240-36 minimum lot area in the Resource Protection Overlay District (RPOD), and Section 240-7 D Lot Shape Factor. Due to the relocation of the road layout, the result will be a lot area of 26,701 square feet where 87,120 square feet is required and a front yard setback of 27.6 feet where 30 feet is required. The subject property is located at 58 Loomis Lane, Centerville, MA as shown on Assessor's Map 230 as Parcel 111. It is located in the Residence D-1 (RD-1) Zoning District.

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

October 13, 2021, October 27, 2021, November 17, 2021

Adjournment