



# 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](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
Rachael Toolas - Administrative Assistant – [rachael.toolas@town.barnstable.ma.us](mailto:rachael.toolas@town.barnstable.ma.us)

## Agenda

**Wednesday, November 17, 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
<a href="https://zoom.us/j/96370794716">https://zoom.us/j/96370794716</a>	888 475 4499 US Toll-free
Meeting ID: 963 7079 4716	Meeting ID: 963 7079 4716

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](mailto: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](mailto: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 23, 2021, July 4, 2021, July 28, 2021, October 13, 2021

### Old Business

None

### New Business

**7:00 PM**

**Appeal 2021-054**

**Cornwall**

Craig Cornwall has petitioned for a Variance from Section 240-43 Incidental and subordinate nature of accessory uses. The Petitioner proposes to build a 16' x 24' barn prior to completion of the primary residence. The subject property is located at 40 Waterman Farm Road, Centerville, MA as shown on Assessor's Map 207 Parcel 091 005. It is located in the Residence C (RC) Zoning District.

**7:01 PM**

**Appeal 2021-055**

**O'Rourke**

Daniel O'Rourke has applied for a Special Permit pursuant to Section 240-24(C)(1) Conditional uses. The Applicant seeks to operate a catering kitchen with the possibility of takeout dining on a limited basis. Sit down dining will not be available. The proposed catering kitchen will be a seasonal operation between the months of May and November open five to seven days a week. The subject property is located at 3821 Falmouth Road/ Route 28, Marstons Mills, MA as shown on Assessor's Map 057 Parcel 004. It is located in the Village Business A (VB-A) Zoning District.

**7:02 PM**

**Appeal 2021-056**

**GEMAC/KAM**

GEMAC/KAM has petitioned for a Variance from Section 240-65 Signs in the Business District. The Petitioner seeks to install two building signs, 100 square feet each, for a total of 200 square feet. The Ordinance allows one building sign of 100 square feet. The subject property is located at 6 Aggregate Lane, Barnstable MA as shown on Assessor's Map 274 Parcel 040-002. It is located in the Business (B) and Residence G (RG) Zoning Districts.

**7:03 PM**

**Appeal 2021-058**

**McWilliams**

Dean R. McWilliams and Andrea B. McWilliams have applied for a Special Permit pursuant to Section 240-92 Nonconforming Buildings or Structures used as single and two-family residences. The Applicants seek to demolish a legal preexisting nonconforming shed on the common property line with the Wianno Club and construct an addition to the easterly side of the existing principal dwelling, along with a pool, pursuant to the elevations prepared by Patrick Ahern and the site plan by Sullivan Engineering. The subject property is 153 Seaview Ave, Osterville, MA on Assessors Map 162 as Parcel 023. It is located in the Residence F-1 (RF-1) Zoning District.

**7:04 PM**

**Appeal 2021-059**

**Gionfriddo/Honey Dew Donuts**

Tony Gionfriddo has petitioned for a Variance from Section 240-78 Sign Illumination and dimensions in the Hyannis Gateway District. The Petitioner seeks to install a standard size 55 square foot LED backlit drive-thru menu board to replace the existing 30 square foot single size one. The subject property is located at 313 Iyannough Road, Hyannis, MA as shown on Assessor's Map 328 Parcel 235. It is located in the Hyannis Gateway (HG) District.

**7:05 PM**

**Appeal 2021-060**

**Babcock Holdings LLC**

Babcock Holdings, LLC has applied for a Special Permit pursuant to Section 240-92 Nonconforming Buildings or Structures used as single and two-family residences. The Applicant seeks to demolish a preexisting nonconforming garage and rebuild a 1 ½ story garage with an attached pool house. The subject property is located at 11 Marchant Avenue, Hyannisport (Hyannis), MA shown on Assessor's Map 286 Parcel 026. It is located in the Residence F-1 (RF-1) Zoning District.

#### **Correspondence**

None

#### **Matters Not Reasonably Anticipated by the Chair**

#### **Upcoming Hearings**

December 8, 2021, December 14, 2021, January 12, 2022 , January 26, 2022

#### **Adjournment**