



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 Denise Johnson-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

Amended Agenda

Wednesday, May 11, 2022

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://townofbarnstable-us.zoom.us/j/83718753592	888 475 4499 US Toll-free
Meeting ID: 837 1875 3592	Meeting ID: 837 1875 3592

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

None

Local Initiative Program Applications Policy Adoption

The Town of Barnstable requests to amend the Zoning Board of Appeals Comprehensive Permit Rules and Regulations by adding "[Procedures for Partnering on a Local Initiative Program Project](#)" as provided.

Old Business

7:00 PM

Appeal No. 2021-057

O'Neill and Dunbar Point LLC

J. Brian O'Neill, Miriam O'Neill, and Dunbar Point LLC have applied for a Special Permit pursuant to Section 240-91 F Merged Lots. The Applicant seeks to relocate the property line between 689 and 697 Scudder Avenue which would result in the cottage to be part of 689 Scudder Avenue. The subject properties are 689 Scudder Ave and 697 Scudder Ave, Hyannis, MA on Assessors Map 287, Parcels 061 and 062. It is located in the Residence F-1 (RF-1) Zoning District.

Continued from December 8, 2021, January 12, 2022, February 23, 2022, March 23, 2022

7:01 PM

Appeal No. 2022-007

Tella

Srikanth and Brigid C. Tella have petitioned for a Variance from Section 240-91(H)(b)(1) Developed Lot Protection. The Petitioners seek a variance to construct a 16' x 32' pool at the property which would increase the lot coverage from 18.38% to 23.87%, exceeding the allowable limit of 20%. The subject property is located at 26 Hidden Lane, Osterville, MA as shown on Assessor's Map 140 Parcel 203. It is located in the Residence C (RC) Zoning District. Continued from March 23, 2022 and April 13, 2022 and April 27, 2022. Members assigned: Hirsch, Bodensiek, Hansen, Webb, Dewey

New Business

7:02 PM

Appeal No. 2022-019

Stanley

Dean Stanley has applied for a Special Permit in accordance with Section 240-47.2 C. (4) Accessory Dwelling Unit. The Applicant seeks to construct a 969 square feet 1-bedroom Accessory Dwelling Unit (ADU) which exceeds the allowable size by 69 square feet. The subject property is located at 10 Oak Street, Centerville, MA as shown on Assessors Map 173 as Parcel 006. The property is located in the Residence F (RF) Zoning District.

7:03 PM

Appeal No. 2022-020

Borsatto

Kelly Borsatto has applied for a Special Permit in accordance with Section 240-47.2 (C) (4) and Section 240-47.2.(C) (5) Accessory Dwelling Unit. The Applicant seeks to construct a 770 square foot 3-bedroom Accessory Dwelling Unit (ADU) which exceeds the number of bedrooms and number of adults. The subject property is located at 135 Sea Street, Hyannis, MA as shown on Assessors Map 307 as Parcel 279. The property is located in the Residence B (RB) Zoning District.

Correspondence

*Housing Assistance Update of status of affordable units in Cotuit

*Cape Cod Commission Hearing Notice for Cape Cod Hospital Cancer and Cardiology Expansion to be held Virtually on Monday, May 16, 2022 at 5:00 p.m.

*Dept of Housing & Community Development Subsidized Housing Inventory Biennial Update

*Hearing Notice from the Cape Cod Commission for 35 Scudder Residential Community – Continued to May 17, 2022

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

May 25, 2022, June 8, 2022, June 22, 2022

Adjournment