

Town of Barnstable

48 Hour Notice of Meetings of Town Departments and all Town Boards
As required by Chapter 28 of the Acts of 2009 which amends MGL
Chapter 30A

Town Clerk Time Stamp Date:
2020 JUL 2 AM 10:09
BARNSTABLE TOWN CLERK

Zoning Board of Appeals

Name of Public Body: Committee, Board, or Commission

Wednesday, July 08, 2020

7:00 PM

Date of Meeting:

Time:

Special Instructions - See Below

Place: Meeting Room; Meeting Room Location

This public hearing will be held on Wednesday, July 8, 2020. In accordance with the Governor's Order Implementing a Phased Reopening of Workplaces and Imposing Workplace Safety Measures to address COVID-19 (COVID-19 Order No. 33) this meeting will be closed to the public to avoid group congregation. 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

<https://zoom.us/j/94857951766>

Meeting ID: 948 5795 1766

Or by calling:

888 475 4499 US Toll-free

Meeting ID: 948 5795 1766

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 the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Anna Brigham: anna.brigham@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Access to meeting material is available by calling 508-862-4682 or emailing anna.brigham@town.barnstable.ma.us

Meeting material will also be available at <https://www.townofbarnstable.us/boardscommittees/ZoningBoard/> prior to the meeting.

Topics to be discussed:

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.

Persons interested are advised that, in the event any matter taken up at the meeting remains unfinished at the close of the meeting, it may be put off to a continued session of this meeting without further notice.

Minutes

Old Business

7:00 PM

Appeal No. 2020-016

McCarthy

Thomas J. and Nancy J. McCarthy have applied for a Special Permit pursuant to Section 240.47.1.B (4) – Family Apartments. The Applicants are proposing to remove an existing three-car detached garage down to the foundation and re-construct the 1,498 square foot detached garage with deck. A family apartment is to be located on the second floor of the proposed garage and consist of 683 square feet. The subject property is located at 8 Marchant's Mill Road, Hyannis (Hyannisport), MA as shown on Assessor's Map 266 as Parcel 029. It is located in the Residence F-1 (RF-1) Zoning District.

Continued from March 25, 2020, April 8, 2020 and June 10, 2020. Opened June 10, 2020. Members assigned: Alex Rodolakis, David Hirsch, Herb Bodensiek, Jake Dewey, Paul Pinard. Request to withdraw received June 22, 2020.

New Business

7:01 PM

Appeal No. 2020-022

Nickson

Charlene and Charles Nickson are appealing the decision of the Building Commissioner in denying a request for enforcement action filed with the Town of Barnstable's Building Commissioner in January, 2020. The Appellants requested that the Building Commissioner require Beacon Marine Construction LLC., to stop the storage of a commercial barge and crane on a mooring off Cordwood Landing in a residentially zoned district. The approximate location of the barge and crane are located adjacent to Cordwood Road on a mooring located in the Residence F (RF) Zoning District.

7:02 PM

Appeal No. 2020-024

Elefante/Gardiner as Trustees

Mark B. Elefante, Trustee of 25 East Avenue Realty Trust and Nancy Gardiner, Trustee of 45 East Avenue Realty Trust are appealing the decision of the Building Commissioner in suspending construction of a structure (foundation) as it exceeds the scope of the building permit which permit was premised upon Special Permit 2017-071 granted by the Zoning Board of Appeals. The subject property is located at 8 East Avenue, Osterville, MA as shown on Assessor's Map 139 as Parcel 075. It is located in the Residence F-1 (RF-1) Zoning District.

Correspondence

- From Pierce & Mandell P.C. on behalf of Natalie Pittenger regarding Tractor Supply, dated June 9, 2020 and received June 22, 2020
- Received June 29, 2020 from Loretta J. Russi - Request to inspect Open Space Restriction and Easement for Barnstable Woods open space parcel located at 0 Biltmore Place, Centerville, MA as shown on Assessor's Map 174 as Parcel 007-X01.
- Received June 29, 2020 from Cape Cod Commission. Notice to David Lawler, Esq., that the project for 554 Wianno Avenue, Osterville, MA has been referred to the Cape Cod Commission as a Development of Regional Impact (DRI) by the Town of Barnstable's Building Commissioner.

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

July 22, 2020, August 12, 2020, August 26, 2020

Adjournment