

Town of Barnstable Zoning Board of Appeals
Public Hearing
March 01, 2006
Revised as of 01-23-06

7:00 PM Appeal 2004-009 – Continued Schooner Village Realty Trust
Chapter 40B Comprehensive Permit

No Members Assigned – No testimony taken

Open January 14, 2004 continued to February 25, 2004, April 28, 2004, May 26, 2004, June 23, 2004, September 01, 2004, October 27, 2004; December 08, 2004; March 2, 2005, September 14, 2005 and March 1, 2006.

Note – PI-AHD - Private Initiated Affordable Housing Development took effect December 20, 2004. This proposed Chapter 40B has been made a part of a settlement agreement with respect to Settler’s Landing/Parkside. Staff assumes this appeal will not be going forward.

The site is before the Planning Board for a PI-AHD Special Permit and Subdivision Approval.

Schooner Village Realty Trust, has applied for a Comprehensive Permit under the General Laws of the Commonwealth, Chapter 40B “Affordable Housing” to allow the construction of 96, two-bedroom attached units of housing in 27 buildings to be located on 8.58 acres of land. Twenty-four units are to be sold as low and moderate income housing. The property is shown on Assessor’s Map 273 as parcel 204, addressed Pitchers Way and on Assessors Map 272, parcel 056-006, addressed 24 Buckwood Drive, Hyannis, MA. Both parcels are in a Residence C-1 Zoning District.

7:00 P.M. Appeal 2006- New Bosselaers
Special Permit – Family Apartment

Liduina J. Bosselaers, Trustee of The 56 Long Pond Road Realty Trust has applied for a Special Permit pursuant to Section 240-47.1(A)(1) to allow for a proposed 1,100 sq.ft., family apartment to be added to the existing dwelling as a second floor addition. The property is addressed 56 Long Pond Road, Marstons Mills, MA, as shown on Assessor’s Map 014 as parcel 028, in a Residence F Zoning District.

7:15 P.M. Appeal 2006- New Lyons
Special Permit Nonconforming Building or Structure

Carol A. Lyons has applied for a Special Permit pursuant to Section 240-93 Alteration or Expansions in a Preexisting Nonconforming Building or Structure. The applicant seeks to construct a peaked roof on an existing “cottage” accessory building located on the property not in conformity to the required setbacks for the district. The property is addressed 37 Washington Ave, Hyannisport, MA, as shown on Assessor’s Map 287 as parcel 086, in a Residence F-1 Zoning District.

7:30 P.M. Remand Appeal 2000-85 Settlers Landing I
Remain of Comprehensive Permit 2000-85

Members Assigned: Randolph Childs, James Hatfield, Ron S. Jansson, Gail Nightingale, Daniel M. Creedon,
No Alternates

Open January 04, 2006, continued March 01, 2006 - Continued to allow for further review and additional information

- Review of Drainage by Engineering
- Copy of Prior Traffic Study & Traffic Generation by Revised Plans
- Proforma Review

In accordance with a Stipulation of Remand dated October 12, 2005, Comprehensive Permit 2000-85, issued to Jacques N. Morin, Trustee of Settlers Landing Realty Trust, has been remanded to the Zoning Board of Appeals for a proposed change to a 20-unit single-family ownership development on 5.61 acre portion of the 13.36 acre lot. The Comprehensive Permit request is under General Laws of the Commonwealth of Massachusetts, Chapter 40B - "Affordable Housing". The property is situated on the northern section of the 13.36-acre lot accessed through 310 Castlewood Circle, Hyannis, MA, shown on Assessor's Map 273 as Parcels 122 and 032 in a Residential C-1 Zoning District.
