

7:30 P.M. Appeal 2005-046 – New

**Prime 132 LLC
Special Permit - Redevelopment in Highway Business**

Staff Report of June 13, 2005 attached.

Prime 132 LLC has applied for Special Permits pursuant to Section 240-25(C)(1) Conditional Uses to allow retail use in the Highway Business District and Section 240-93(B) Nonconforming Buildings or Structures Not Used as Single and Two Family Residence to replace an existing gas service station with a new retail building, parking, and associated site improvements and to allow for the alteration and expansion of pre-existing site features. The subject property is located as shown on Assessor's Map 273 as Parcel 079, addressed 1140 Iyannough Road (Route 132), Hyannis, MA in a Highway Business Zoning District and a Groundwater Protection Overlay District.

7:30 P.M. Appeal 2005-047 – New

**Prime 132 LLC
Variances for Redevelopment in Highway Business**

Prime 132 LLC has applied for Variances to Section 240-25(E) Bulk Regulations, Minimum Front and Side Yard Landscaping Setbacks, Section 240-53 Landscape Requirements for Parking Lots, and Section 240-35(F)(3) Groundwater Protection Lot Coverage. The Applicant is seeking to replace the existing gas service station with a new retail building and associated site improvements. However those improvements do not fully comply with the requirements of zoning for landscape setbacks, parking lot landscapes and lot coverage. The subject property is located as shown on Assessor's Map 273 as Parcel 079, addressed 1140 Iyannough Road (Route 132), Hyannis, MA in a Highway Business Zoning District and a Groundwater Protection Overlay District.

Information Transmittal

Draft Zoning Board Rules and Regulations.

CCC Public Notice – Pond Village D.C.P.C.