

7:40 P.M. Appeal 2006-077 - New

**Kendal & Welch, Inc.
Special Permit Alter/Expand Two-family Residences**

Staff Report and Application Materials enclosed.

Kendal & Welch, Inc. have applied for a Special Permit pursuant to Section 240-92.B, Alteration or Expansion of Nonconforming Buildings or Structures Used as Single- and Two-family Residences. The applicant seek to demolish the two preexisting, nonconforming single-family dwellings located on the property and to rebuild and expand those two dwelling. The property is addressed 38 Blossom Avenue, Osterville, MA and is shown on Assessor's Map 117 as parcel 061. The property is in a Residence C Zoning District.

7:45 P.M. Appeal 2005-100 - Continued

**Bay Point
MGL Chapter 40B Comprehensive Permit**

Members Assigned: Sheila Geiler, Randolph Childs, James Hatfield, Daniel M. Creedon, Gail Nightingale
Open November 02, 2005, continued to December 14, 2005, February 15, 2006, April 12, 2006, May 24, 2006, and to August 23, 2006

Continued for:

- Consulting Services for Review of Proposed On-site Septic System (agreed & voted 12-14-05). At the Request of the Applicant this review has been placed on hold as the applicant intends to discuss the need for the peer review with the Board.
- Additional Review of MGL Ch. 151B and Age Restricted Development – Request to Town Attorney (see letter of March 2, 2006, previously transmitted to the Board).
- Needs Assessment for Age 55 and over (by applicant)
- Septic Flows and Total Number of Bedrooms permitted as per 330, 440 and 660 Nitrogen Loading on 2.38-acres site (by applicant)

A new development plan was submitted on April 06, 2006. That plan proposes 10 new one-bedroom units and apparently the reuse of the existing cottage and dwelling located on site. The new plan represents a significant change the type of units.

Updated Staff Report and copy of new materials submitted to the file are enclosed.

Bay Point, LLC, Stuart A. Bornstein, Manager has applied for a Comprehensive Permit under the General Laws of the Commonwealth, Chapter 40B "Affordable Housing" to allow the construction of 11, multi-family units to be located on 2.38 acres. Three of the units are to be dedicated as affordable and sold to low and moderate income housing. The property is shown on Assessor's Map 036 as parcel 015, addressed 671 Main Street, Cotuit, MA, in a Residence F Zoning District.

8:00 P.M. Appeal 2006 – 071 & 072 - Continued

**West Barnstable Communities
Comprehensive Permit Applications**

Open August 09, 2006, continued to August 23, 2006
No Members Assigned

Staff would suggest that the Applicants' issue of Standing for both developments can be handled at the same time. See Staff Report on standing previously sent to the Board Members.

Staff would suggest that each proposed developments be handled individually for permitting on consistence with local needs. Individual Staff Reports for each of the proposed developments were previously sent to the Board Members.

Appeal 2006 – 071

Site B - "Lombard Farm"

Housing Assistance Corporation has submitted a Comprehensive Permit Application pursuant to MGL Chapter 40B "affordable housing". The applicant is seeking a comprehensive permit to develop 12 one-bedroom housing units to be age 55 and older restricted. All of the units are to be dedicated as affordable housing. The locus is a 7.3 acre site addressed 2331 Meeting House Road (Route 149), West Barnstable, MA, shown on Assessor's Map 155 as parcel 002. It is in a Residence F Zoning District.

Appeal 2006 – 072

Site A – "YMCA Site"

Housing Assistance Corporation has submitted a Comprehensive Permit Application pursuant to MGL Chapter 40B "affordable housing". The applicant is seeking a comprehensive permit to develop 28 two- and three-bedroom townhouses units. All of the units are to be dedicated as affordable housing units and rented to income qualified household only. The locus is a 7.2 acre site composed of two parcels as shown on Assessor's Map 215, parcels 020 and 028. They are addressed 2339 Iyannough Road (Route 132), West Barnstable, MA, and are in a Residence F Zoning District.

Open Chairman's Discussion

Other Materials/Information:

Copy of the Zoning Board of Appeals FY 2006 Annual Report enclosed.

Note: Staff has not scheduled any new appeals for the Boards' regular meeting of September 20, 2006. The Board may wish to consider if it desires to drop this meeting or perhaps consider it for continuances of the Chapter 40B application.