

Town of Barnstable
Zoning Board of Appeals
Agenda
December 2, 2009

All hearings are scheduled for 7:00 P.M.

Draft as of 11-24-09

Appeal Nos. 2009-036 & 037 - Continued Joyce Realty Acquisition I, LLC.

Opened July 22, 2009, continued October 21, 2009, November 18, 2009, and to December 2, 2009
Continued to permit additional time for review and rework of possible conditions

Members Assigned: James F. McGillen, William H. Newton, Michael P. Hersey, Craig G. Larson, Laura F. Shufelt - Associates Present: Brian Florence,

Enclosed: Modified Proposed Conditions and Revised Site Plans

Appeal No. 2009-036

Modification of Variance No. 1998-16

Joyce Realty Acquisition I, LLC, d/b/a/ Joyce Landscaping Inc., has applied for a modification of Variance No. 1998-16. The applicant is requesting the modification to permit development and use of the property in accordance with a new site plan submitted and to allow; the storage of additional materials, employment of more than twenty (20) persons, include landscape masonry work from the site, provide for heavy duty equipment at the site and allow for more tractor trailer deliveries to the site. The subject property is addressed 68 and 50 Flint Street, Marstons Mills, MA, and is shown on Assessor's Map 123 as parcels 004-006 and 004-007. It is zoned Residential F and in a Groundwater Protection Overlay District.

Appeal No. 2009-037

Appeal of Administrative Official

Joyce Realty Acquisition I, LLC, d/b/a/ Joyce Landscaping Inc., has appealed a May 13, 2009 Notice of Zoning Ordinance Violation and an Order to Cease, Desist and Abate issued by the Building Division. The appeal cites that the applicant has filed for a modification of Variance No. 1998-16 as requested in the order and that the other activities cited in the order are exempt as agricultural use. The subject property is addressed 68 & 50 Flint Street and 743 Osterville-West Barnstable Road, Marstons Mills, MA. The parcels are shown on Assessor's Map 123 as parcels 004-006, 004-007 and 008. The property is zoned Residential F and in a Groundwater Protection Overlay District.

Appeal No. 2009-069 – New

Barnstable Housing Authority
Comprehensive Permit -"Stage Coach Residences"

Enclosed: Staff Report with Attachments, Comprehensive Permit Application, and Supplemental Submission - Summary of Reasoning

The Barnstable Housing Authority has submitted a Comprehensive Permit Application pursuant to MGL Chapter 40B "affordable housing" for development of "Stage Coach Residences". The application seeks to develop 12 affordable rental apartment units. The units are to be located in three, two-story buildings and consist of 6 one-bedroom and 6 two-bedroom units. The locus is a 6.9 acre site created by the combination of two lots addressed 70 Stage Coach Road and 151 Oak Street, Centerville, MA. The subject property is shown on Assessor's Map 173 as parcels 026 and 014-001. It is in a Residence C Zoning District.

Chairman's Discussion:
