

Application materials can be accessed at: [ROAD Application 2022-1 \(yarmouth.ma.us\)](https://www.yarmouth.ma.us/road-application-2022-1)

**PUBLIC HEARING NOTICE  
YARMOUTH PLANNING BOARD**

In accordance with the Revitalization Overlay Architectural District (ROAD) provisions outlined in Section 411.6 of the Yarmouth Zoning Bylaw, the Yarmouth Planning Board will hold a public hearing on **Wednesday, June 15, 2022, at 5:30 p.m.** in the Hearing Room of the Yarmouth Town Office, 1146 Route 28, South Yarmouth, MA 02664, and via remote access at <https://us02web.zoom.us/j/89836415124> or via telephone at (301) 715 8592 and entering webinar ID 898 3641 5124, to consider the following:

**ROAD Application 2022-1:** Owner/Applicant: Ekaterina & Family LLC and Jay Imad, Trustee of the Cedars of Lebanon Trust, 381 Camp Street, West Yarmouth, MA 02673. **Property Location:** **1276 and 1282 Route 28, South Yarmouth, MA; Assessor Map 60, Parcels 131 & 132; Zoning Districts B2, HMOD1, and ROAD.** The Applicant seeks approval for a ROAD District Development Plan to demolish all existing buildings on the two sites and construct a gasoline filling station with five dispensers, overhead canopy, a 6,560 square foot mixed-use building, and various site improvements. The mixed-use building is proposed to include a convenience store, coffee shop area, and drive-thru on the first floor; and four (4) residential apartments on the second floor. The lots currently contain five cottages, a convenience store and two gas pumps with canopy. Any required zoning relief for the project would be via submission to the Zoning Board of Appeals.

Copies of the plans and application materials are on file with the Planning Board and may be inspected Monday through Friday, between the hours of 8:30 a.m. and 4:30 p.m. in the Planning Division office at the Yarmouth Town Offices, and on the Town of Yarmouth website.

Any person wishing to be heard on this matter should appear at the time and place designated above. Written comments will be accepted and should be directed to the Planning Board, c/o Kathy Williams, Town Planner, at [kwilliams@yarmouth.ma.us](mailto:kwilliams@yarmouth.ma.us) no later than June 14, 2022 at 5:00 P.M.

Yarmouth Planning Board:  
Joanne Crowley, Chair

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YARMOUTH TOWN CLERK

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