

Town of Yarmouth

Per M.G.L.: All town and school boards, committees, commissions, and authorities shall post a notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays, and legal holidays. Notice shall contain a listing of topics/agenda that the chair reasonably anticipates will be discussed at the meeting.

Notice of Meetings

Name of committee, board, etc:	Board of Appeals
Date of Meeting:	June 22, 2023
Time:	6:00 p.m.
Place:	Town Hall Main Hearing Room 1146 Route 28, S. Yarmouth OR Zoom Link: https://us02web.zoom.us/j/87088854105 ID: 870 8885 4105

This is to formally advise that, as required by G.L. Chapter 30A, §§ 18-25, and pursuant to Chapter 20 of the Acts of 2021, *An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency*, signed into law on June 16, 2021, as extended by Chapter 2 of the Acts of 2023, the Yarmouth Zoning Board of Appeals will hold a public meeting at the date and time noted above. The public is welcome to attend either in-person or via the alternative public access provided above.

EXECUTIVE SESSION: The Yarmouth Zoning Board of Appeals will enter executive session pursuant to MGL c. 30A, s. 21(a)(3), to discuss the settlement and the change in conditions relating to Petition 4994.

PETITION 5005: (continued to July 13, 2023) **Blue Sky Towers III, LLC dba BSTMA, LLC**

PETITION 5028: **Andrew and Cynthia Laird. Property Location: 185 South Sea Avenue, West Yarmouth, MA. Map & Lot #: 17.101.1. Zoning District: R-25.** The Applicant seeks a Special Permit per §104.4. to convert two existing units into a condominium form of ownership.

PETITION 5029: **Thomas J. Ruhan and Thomas A. Rockwell, Trustees of the James F. Ruhan 2012 Irrevocable Trust, 168 South Street, South Yarmouth, MA. Map & Lot #: 34.297. Zoning District: RS-40.** The Applicant seeks a Special Permit per §202.5 Footnote 5 to remove the existing, detached one-car garage and construct a detached two-car garage, for a total of 6 garage bays on site.

PETITION 5031: **JDB 212 Mid-Tech Drive, LLC, Jeffrey Bilezikian, Manager. Property Location: 186-212 Mid-Tech Drive, West Yarmouth, MA. Map & Lot #: 84.12 Zoning District: B-3/APD.** The Applicant proposes to demolish the existing structure and parking lot and redevelop the property by constructing an 11,360 sq. ft. contractor bay building with 11 units and 33 parking spaces. The Applicant seeks a Special Permit per §§104.4.1 and 104.4.2 of the Zoning Bylaw to allow a condominium form of ownership for the contractor bay building. The Applicant also seeks a Special Permit and/or Variance per §301.4.1 to waive the requirement that parking areas be located at the side and/or rear of the principal structure; §301.4.4 to waive the requirement that existing trees of at least 4" caliper within prescribed buffers be retained in parking areas for five (5) or more cars; §301.4.6 to waive the requirement that the lot contain at least one (1) tree of 3" (three inch) caliper or larger per eight (8) cars be located within the parking area and dispersed throughout the parking area for parking lots for twenty (20) or more cars; and §301.4.9 to waive the requirement that all lots in the B-3 district which shall contain a business use retain existing trees of at least 4" caliper within prescribed buffers.

PETITION 5034: **Coastal Medical Transportation Services LLC, Property Location: 0 Forsyth Avenue, South Yarmouth, MA. Map & Lot #: 88.94. Zoning District: B-1 and APD.** The Applicant seeks to reverse the decision of the Building Commissioner and/or a Special Permit per §202.5 F6 and/or Variance from §202.5 for F-2 use in the B-1 zoning district to construct a new building on a portion of the lot, with office space and a transportation service building, for non-emergency ambulance service.

PETITION 5019: (continued from 05/11/23 & 05/25/23) **Maria Curtis dba Lightning Speed Go-Karts. Property Location: 228 Route 28, West Yarmouth, MA. Map & Lot #: 37.148. Zoning District: B-2.** The Applicant seeks a Special Permit per §301.2 from buffer trees requirement and/or allow N11 use in B-2 zoning district to install a seasonal go-kart racetrack.

Other Business: Meeting Minutes 05.25.23

Posted By (Name):	Dolores Fallon
Signature:	<i>Dolores Fallon</i>

Town of Yarmouth

YARMOUTH TOWN CLERK

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