

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:	October 26, 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.

PETITION 5054: Sandbar Management, Inc. Property Location: 452 Route 28, West Yarmouth, MA. Map & Lot #: 31.73; Zoning District: B-2 and HMOD-1. The Applicant seeks a Special Permit per §404.5.2 and §404.5.3 to provide seasonal employee housing in 100% of the rooms at the Town ‘N Country Family Resort Motel.

PETITION 5055: Ekaterina & Family LLC/Jay Imad, Trustee of the Cedars of Lebanon Trust. Property Location: 1272, 1276 & 1282 Route 28, South Yarmouth, MA. Map & Lot #: 60.130, 131 and 132; Zoning District: B-2 and R.O.A.D. The Applicant seeks a Special Permit per §411 (R.O.A.D.) for H2, H6, H10 and A12 use to redevelop the property and demolish all existing 8 buildings on site and construct a gasoline filling station with 4 dispensers, overhead steel canopy, 2 fuel storage tanks, and a convenience store, coffee shop, and drive-thru, and construct a separate building with 4 residential apartments on 2 floors.

PETITION 5056: Ryan Family Amusements, Inc. Property Location: 1067 Route 28, South Yarmouth, MA. Map & Lot #: 50.116; Zoning District: B2. The Applicant seeks a Special Permit per §104.3.2(4) and §202.5N to expand the pre-existing nonconforming entertainment and amusement use (N4 & N11 uses) within the existing building.

PETITION 5057: Ali Bigdeliazari, 55 Bayberry Road, West Yarmouth, MA. Map & Lot #: 22.235.1. Zoning District: R-25. The Applicant seeks a Special Permit per §104.3.2(2) and/or Variance from §203.5 for front setback relief on undersized lot to build an overhang over the front step.

PETITION 5060: Karyn and Kenneth Corti. Property Location: 7 Duck Pond Road, Yarmouth Port, MA. Map & Lot #: 114.128. Zoning District: R-40. The Applicant seeks a Special Permit per §104.3.2 to construct a second-floor addition, increasing the height of the existing single family dwelling by 3 feet.

Other Business: Meeting Minutes from September 14 & September 28, 2023

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

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