

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:	November 9, 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 5051: (continued from 09/28/23) **Renee Marshall Bryden, 341 North Main Street, South Yarmouth, MA. Map & Lot #: 90.9. Zoning District: R-40 & APD.** The Applicant seeks a Variance from §401.1.1 and §401.1.2 to allow renovations to a camper on her property.

PETITION 5058: **Maureen Brown, 1 Mayflower Lane, South Yarmouth, MA. Map & Lot #: 60.64; Zoning District: R-40.** The Applicant seeks a Special Permit per §407 to create a family-related accessory apartment. The Applicant requests a waiver from the requirement for a certified site/plot plan less than two years old.

PETITION 5059: **Pine Cone Construction Inc. Property Location: 50 Park Avenue, West Yarmouth, MA. Map & Lot #: 20.73; Zoning District: R-25.** The Applicant seeks to modify Special Permit #4930 dated February 1, 2022 or a Special Permit per §104.3.2(2) and/or a Variance from §203.5 for front setback relief to allow a constructed home to remain as-built with 10-inch encroachment of porch.

PETITION 5061: **Congro Remodeling. Property Location: 17 Joyce Street, South Yarmouth, MA. Map & Lot #: 79.5; Zoning District: R-40 & APD.** The Applicant seeks a Special Permit per 104.3.2.(2) and/or Variance from §203.5 for front setback relief to build a 13x18 addition.

PETITION 5062: **Curt Baker, 33 Hatch Road, South Yarmouth, MA. Map & Lot #: 89.27; Zoning District: R-40 & APD.** The Applicant seeks a Variance from §401.1.1 and §401.1.2 to allow a camper to be stored in the front of his property.

PETITION 5063: **Harbour Club Inc. dba Tugboats Restaurant, 11 & 21 Arlington Street, West Yarmouth, MA. Map & Lot #: 28.17; Zoning District: R-25.** The Applicant seeks a Special Permit per §104.3.2(4) for N3 Use to allow entertainment/live music at restaurant. The Applicant requests a waiver from the requirement for a certified site/plot plan less than two years old.

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

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

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YARMOUTH TOWN CLERK

23NOV7 AM 11:12 REC

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