

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:	September 22, 2022
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, 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.

Agenda (Topics to be discussed):

PETITION 4980: Kathleen and Patrick Butler, 133 Witchwood Road, South Yarmouth, MA. Map & Lot #: 78.266. Zoning District: R-40 and partial APD. The Applicants seek a Variance from §401.1.1 to allow a camper to be occupied as living space on their property.

PETITION 4981: New Cingular Wireless PCS, LLC (AT&T), c/o Michael R. Dolan, Esq., Brown Rudnick, LLP, 10 Memorial Boulevard, Providence, RI 02903. Property Location: Pole 158-1 on private drive near Windemere Road, West Yarmouth, MA. Map & Lot #: 21.31; Zoning District: R-25. The Applicant seeks a Special Permit under §408 and §103.2, and Use §202.5(F7), for the construction, operation and maintenance of small cell wireless equipment, which will be attached to an existing utility pole on private drive near Windemere Road.

SPECIAL PERMIT 4827 & 4850: Great Island Plaza, LLC, 606-610 Route 28; 590-600 & 602 Route 28; 12 Winslow Gray Road, West Yarmouth, MA. Map & Lot #: 32.66; 32.64, 32.65. Zoning District: B-2. Request for extensions to Special Permit No. 4827 dated November 22, 2019 and No. 4850 dated September 22, 2020.

PETITION 4984: The 2 Buttercup Lane Realty Trust, c/o Wayne Tavares, Wet Tech Land Design, Inc., PO Box 1580, Sagamore Beach, MA 02562. Property Location: 2 Buttercup Lane, South Yarmouth, MA. Map & Lot #: 119.33. Zoning District: R-40. The Applicant seeks a Special Permit per §104.3.2(2) and/or Variance from §203.5 for side setback relief to raze and replace a pre-existing, non-conforming structure.

Other Business:

Meeting Minutes from 03.24.22, 09.08.22

Review/approve next year's hearing calendar.

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

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22SEP15am8:51 REC

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