

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:	May 26, 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):

YARMOUTH TOWN CLERK

'22MAY23PM4:03 REC

1. **Old Business** (Continued from 5/12/22)
PETITIONS 4951; 4952; 4953; 4954: Final vote
RULES & REGULATIONS Update: Final vote

2. **PETITION 4941:** (Continued from 3/10/22) **John-Patrick Python & Julia F. Loughman, 8 Thistle Lane, Glenmont, NY 12077. Property Location: 31 Grist Mill Lane, West Yarmouth, MA. Map & Lot #: 29.70; Zoning District: R-25.** The Applicant seeks a Special Permit per §104.3.2 (2) to raze and replace a pre-existing, non-conforming single family dwelling.

3. **PETITION 4945:** (Continued from 3/24/22) **Cape Cod Hospital & Winterberry Solar LLC (wholly owned by NextGrid, Inc.). Property Location: 4, 30, 34 & 40 Bayview Street, West Yarmouth, MA. Map & Lot #: 36.93, 8, 9 & 10. Zoning District: B-1, R-25.** The Applicant seeks to modify an existing Special Permit (No. 4715), in order to construct carports for canopy-mounted solar panels over an existing CCH parking lot, along with 3 ground mounted equipment pads and utility poles.

4. **PETITION 4955:** **Simple Signs of Cape Cod, Inc. 648 Route 28, West Yarmouth, MA. Map & Lot #: 32.87; Zoning District: B-2.** The Applicant seeks to overturn the decision of the Building Commissioner, for the February 23, 2022 Violation Notice issued regarding Building Permit 21-007398, and/or Variance from §303.5.4.1 to exceed the maximum allowed size and relief from setback requirements.

5. **PETITION 4956:** **Michael J. Vicens & Sandra L. McGinnis, 74 Captain Wright Road, South Yarmouth, MA. Map & Lot #: 77.19; Zoning District: R-40.** The Applicants seek a Special Permit per §104.3.2(2) and/or Variance from §203.5 to construct a 25' x 14' deck within the side setback.

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