



TOWN OF YARMOUTH
BOARD OF APPEALS
DECISION

FILED WITH TOWN CLERK: January 2, 2020

PETITION NO: #4829

HEARING DATE: November 14, 2019

PETITIONER: Jane E. Treacy

**PROPERTY: 2 Simpson Avenue, (YCGA) West Yarmouth, MA
Map & lot#: 0083.2; Zoning District: RS-40**

MEMBERS PRESENT AND VOTING: Steven S. DeYoung, Chairman, Sean Igoe, Dick Martin, Thomas Nickinello, Susan Brita and Tim Kelley, Alternate.

Notice of the hearing has been given by sending notice thereof to the Petitioner and all those owners of property as required by law, and to the public by posting notice of the hearing and publishing in *The Register*, the hearing opened and held on the date stated above.

The Petitioner, Jane Treacy was well-represented by Andrew Philbrook, her builder, who explained the request for a Special Permit in connection with the proposed increase of an addition to a pre-existing, non-conforming structure located at 2 Simpson Avenue, West Yarmouth, MA, property in a RS-40 Zoning District commonly known as the Yarmouth Camp Ground.

The Petition was supported by approval of the Yarmouth Camp Ground Assoc. and is proposed to add an addition comprised of a bedroom and bathroom. No one spoke in opposition to the Petition and no exhibits were received. The Board was aware of the Camp Grounds in general and of the need for any change to any structure within the grounds to obtain a Special Permit as the properties were all located on one common lot.

The Board was in unanimous relief that the grant of relief could be made without causing any undue nuisance, hazard or congestion nor would it result in any harm to the present or future character of the neighborhood or town. Mr. Igoe then moved, and Ms. Britta seconded for the approval of requested relief, without condition to which the vote in favor was unanimous and the Special Permit was, therefore, granted.

No permit shall issue until 20 days from the filing of this decision with the Town Clerk. This decision must be recorded at the Registry of Deeds and a copy forwarded to the Board of Appeals. Appeals from this decision shall be made pursuant to MGL c40A section 17 and must be filed within 20 days after filing of this notice/decision with the Town Clerk. Unless otherwise provided herein, the Special Permit shall lapse if a substantial use thereof has not begun within 24 months. (See bylaw, MGL c40A §9)

Steven S. DeYoung, Chairman