

Approved

Zoning Board of Appeals
Meeting Minutes
February 6, 2014, 7:00 pm
Wellfleet Senior Center

Attendees: Vern Jacob, Bruce Drucker, William Nicholson, Roger Putnam, Mick Lynch, Sharon Inger, Don Palladino and Manny Heyliger
Regrets: Sibel Asantugrul

Meeting called to order at 7:00 pm.

7:00 pm

96-20 Amendment Chequessett Yacht and Country Club, 680 Chequessett Neck Rd., Map 19, Parcel 81: Request for an amendment to be able to advertise snack bar as "Open to the Public" and add "Open to Public" on signage. The Board consisted of Vern Jacob, Bruce Drucker, Manny Heyliger, Roger Putnam and William Nicholson. Barbara Boone represented the Chequessett Yacht and Country Club. She stated the club offers golf, sailing, tennis camp, junior camp, weddings, and other miscellaneous activities. She stated they have honored the conditions set in Special Permit 96-20 and due to a decline in golf membership, the club would like to expand their food service to the public. The menu would remain the same and it would be a "self serve" window. In 1996, there were 286 members, now there are 170 members with no waiting list and the facility is not being used to capacity. To be a viable part of the community, they would like to expand their usage of the facility. Ms. Boone stated there are 35 local summer employees and 10 local permanent employees. She stated they would like to add "snack bar open to the public" on the main sign as well as a tent sign. She feels there is adequate parking. A note from James Haggerty endorsing the project was read. Ms. Boone stated the conditions written in the 96-20 Special Permit were for the expansion of parking. Bruce Drucker stated they are bound by the previous decision and a restaurant is not allowed in a residential area. He explained the Club was a lawfully pre-existing nonconforming business and property. Any additional activities would not be allowed by right, other than by a special permit. He stated the request is complicated and the zoning bylaws and prior special permit would not allow the expansion of use to serve the public as a right and advised Ms. Boone the club may require some counsel. The application did not specify expanding the use of the snack bar to serve the public and only requested that the club be allowed to advertise to the public. The Chairman stated the ZBA is generally sympathetic to what the club is trying to do. Ms. Boone requested the application be withdrawn without prejudice. Bruce Drucker moved to allow the application be withdrawn without prejudice; seconded by Roger Putnam; passed 5-0. A verbal agreement was made there would be no filing fee should the applicant come back with the request.

13-27 Jeffrey W. Glaze, 90 Beach St., Map 35, Parcel 31: Application for a Special Permit under WZB 6.1.5 to enclose three sections of existing deck to increase habitable area and building new deck on front of dwelling (Cont'd from 01/16/14)
At the request of the applicant, Roger Putnam moved to continue to 03/06/14; seconded by Bruce Drucker; passed 5-0.

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Roger Putnam moved to approve the amended meeting minutes of 01/16/14; seconded by Bruce; passed 5-0.

Bruce Drucker moved to adjourn at 8:00; seconded by Roger Putnam; passed 5-0.

Respectfully submitted,

Christine A. Bates
Committee Secretary