

LEGAL NOTICE
ZONING BOARD OF APPEALS
TOWN OF WELLFLEET

Pursuant to Massachusetts General Laws, Chapter 40-A, The Zoning Act and to The Wellfleet Zoning Bylaw (4/28/03), the Wellfleet Zoning Board of Appeals will hold public hearings on **Thursday, March 11, 2021 at 7:00 pm. This meeting will be held virtually via Zoom Video Conference, in accordance with the temporary suspension and enhancement of the Open Meeting Law requirements by Governor Baker. Instructions for a Zoom video conference meeting, which also allows phone dial-in, are given below. If you have technical difficulties joining a Zoom meeting please call 774-392-1457 or contact the Chair at this email:**

Ingers@comcast.net

21-11 Gary DeRoche, 45 Day Road, Map 29, Parcel 88: Application for a Special Permit under WZB 5.4.2 to construct a 16' x 30' garage within the side setback.

21-12 Jay D. Rosenbaum, 100 2nd Avenue, Map 40, Parcel 136: Application for a Special Permit under WZB 6.1.5 and M.G.L. c. 40A, s. 6 to alter a pre-existing, nonconforming structure on a pre-existing, non-conforming lot by adding a second floor. The applicant also seeks a Floodplain Exemption pursuant to WZB 6.14 for the proposed construction.

The Wellfleet Zoning Board of Appeals will hold an Executive Session on Thursday, March 11, 2021 following the public hearings via zoom pursuant to G. L. c. 30A, Section 21(a)(3) "To discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the Chair so declares" with respect to C. Stevens Mandell, et al v. Wellfleet ZBA, Land Court Case No. 21MISC000074 relative to reconstructing a single-family house at 41 and 43 9th Street in Wellfleet.

Executive Session pursuant to G.L. c. 30A, Section 21(a)(3) "To discuss strategy with respect to... litigation if an open meeting may have a detrimental effect on the... litigating position of the public body and the chair so declares." Discuss and deliberate possible remand in the matter of Rispoli Ventures, LLC v. ZBA, Orleans District Court No. 2026CV0074 regarding the property located at 15 LeCount Hollow Road, Wellfleet, MA.

Executive Session pursuant to G.L. c. 30A, Section 21(a)(3) "To discuss strategy with respect to... litigation if an open meeting may have a detrimental effect on the... litigating position of the public body and the chair so declares." Discuss and deliberate possible remand in the matter of Rispoli Ventures, LLC v. ZBA, Orleans District Court No. 2026CV0074 regarding the property located at 15 LeCount Hollow Road, Wellfleet, MA.

Join Zoom Meeting

<https://zoom.us/j/93805453361?pwd=U0t3WXVWVWt0VXdzcFJTTjNNamFIQT09>

Meeting ID: 938 0545 3361

Passcode: 509325

Phone: +1 929 205 6099 US (New York)