

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, January 14, 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 contact the Chair at this email:**

[Ingers@comcast.net](mailto:Ingers@comcast.net)

**21-03 Jan-Renee Shields Trustee**, (Jan-Renee Harding), 25 Harding Lane, Map 15, Parcel 44: Application for a Special Permit under WZB 6.21 for an Affordable Accessory Dwelling Unit

**21-01 Jeffrey Stefani**, 640 Chequessett Neck Road, Map 19, Parcel 80, Application for a Special Permit pursuant to M.G.L. c. 40A, s. 9 and Bylaws 6.1.5.1(b), s 6.1.5.2, and s. 8.4.2 to alter a pre-existing, nonconforming single family dwelling on a pre-existing, non-conforming lot in the R1 zoning district by constructing additions on the north and west sides of the dwelling.

**21-02 Jeremy Young**, 140 Commercial Street, Map 21, Parcel 86, Application for a Special Permit to construct a contractors shop/garage in the site of a demolished building that held Inn / B & B rooms under WZB 5.3.1 and 6.23.

**20-17 The Mandell Family Realty Trust (C. Stevens Mandell and Gal J. Lamirande, Trustees and C. Stevens Mandell, Lauren B. Lush, Bonnie J. Sambor, Marion L. Fontaine and Dorothy G. Hebert**, 41 – 43 9<sup>th</sup> Street, Map 40, Parcels 154 and 155: Application for a Special Permit to reconstruct a single family dwelling on a non-conforming lot. Lot had been previously developed with a single-family residence which was destroyed by a fire several years ago. Proposed dwelling will conform to current setback criteria. (Cont'd)

**20-07 Starboard Tack Holdings, Inc. (Myya Beck-Baum and Thor Baum)**, 30 Ryder Court, Map 14, Parcel 19: Application for a Special Permit pursuant to M.G.L. c. 40A, s.6 and WZB 5.3.2, 6.1 and 8.4.2 to alter a pre-existing, non-conforming property in the Commercial zoning district by demolishing the existing two story residential use building and constructing a two story mixed use building with commercial uses on the basement and first floor levels, and two residential apartments on the second floor. (Cont'd)

Join Zoom Meeting

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Meeting ID: 938 0545 3361

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