

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, February 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 contact the Chair at this email:**

Ingers@comcast.net

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. (Cont'd)

21-04 Sarah Robin, 29 Briar Lane, Map 14, Parcel 26: Application for Exemption, Flood Hazard District Regulations

21-05 Sarah Robin, 29 Briar Lane, Map 14, Parcel 26: Application for a Special Permit pursuant to M.G.L. c. 40A s. 6 and WZB 6.1 to intensify a pre-existing non-conformity by constructing an addition to an exterior deck and installing a bar.

21-06 Steven Weisman, 106 Fox Island Road, Map 28, Parcel 228, Application for a Special Permit to under WZB 6.1.5.1(b) to replace decking with a slightly larger deck within the front setback.

21-07 Todd and Lori LaBarge, 195 Briar Lane, Map 13, Parcel 119: 0-17 Application for a Special Permit under WZB 5.4.2 and 5.4.4 to turn 3rd story attic space into habitable space.

21-08 Kelly Chapman Medeiros, 270 Holbrook Ave., Map 14, Parcel 168, Application for a Special Permit pursuant to WZB 6.1.5.1 (b) to rebuild a one bedroom cottage where the last cottage was.

21-09 Zachary Ment for The Old Bank LLC, 10 Main Street, Map 15, Parcel 1:

Application for a Variance pursuant to WZB 7.6.2 to allow signage on property facing Route 6.

19-12 Amendment: Zachary Men for The Old Bank LLC, 10 Main Street, Map 15, Parcel 1: Request for Finding of Fact 4 to read marijuana retailer shall be located within the larger existing structure on the property which consist of a 2,000 s.f. two story wood frame main building and approximately 360 s.f. one-story auxiliary building. The auxiliary building may also be occupied by the marijuana retailer or be sublet for another general retailer and; and amend Findings of the Development of significant impact pursuant to 6.3.13 to read applicant provides parking for 20 vehicles, including two handicapped parking spaces; the Planning Board did not provide a recommendation; and pursuant to WZB 6.3.1 the proposed use, as a retail business requires two spaces per establishment or one space for 150 square feet of floor area, plus one space for each three employees or nearly multiple thereof. The proposed uses will occupy 1590 s.f. as retail space and an additional 732 as office space and requires 16 spaces for the retail and office spaces and 3 spaces for employees.

21-10 Nora Reese and Casey Clark, 45 Slow Turtle Way, Map 29, Parcel 25: Application for a Special Permit pursuant to WZB 6.1.5.1 (b) for a volumetric increase to the detached cabin/studio by constructing a second story

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)