

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, October 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**

21-20 Gannon, 206 Holbrook Ave., Map 14, Parcel 161: Application for a Special Permit under WZB 6.1.5.1 (b) to construct a 48” wide pathway, replacing the existing one, for safety and proper access to the rear of the property, which is in relation to a proposed deck which is within the side setback (Cont’d to 10/14/21)

21-25 Outer Cape Health Services, Inc., 2700 State Highway (Rte 6), Map 15, Parcel 142, Application for a Special Permit under WZB 5.2 and 8.4.2 for the addition of a drive-thru window in connection with the existing pharmacy use.

21-26 Canoni, 49 Pamet Point Rd., Map 3, Parcel 6, Application for a Special Permit pursuant to M.G.L.c.40A, s.6 and WZB 6.1.5(b) and 6.1.5.2(b) to alter a non-conforming dwelling structure on a non-conforming lot in the NSP zoning district by demolishing the dwelling and an accessory garage structure and building a new single family dwelling with an attached garage, and a NSP Special Permit pursuant to WZB 6.24(a), (b) to exceed the maximum NSPGFA under WZB 5.4.3.1 and to increase the non-conforming nature of the structure within the setback.

Business:

Pursuant to Order of Remand issued by Barnstable Superior Court (Perrino,J.) on September 10, 2021 in the matter of Bruce Steven Verney et al v. Wellfleet ZBA et al., Civil Action No. 1772CV632: Discuss request of Community Housing Resource, Inc. dated Sept. 27, 2021 to modify comprehensive permit issued for 120 Paine Hollow Road and determine whether such modifications are substantial or insubstantial. A copy of the requested modifications is on file with the Building Department and ZBA Secretary at the DPW office located at 220 W. Main Street, Wellfleet

Join Zoom Meeting

<https://zoom.us/j/93805453361?pwd=U0t3WXVWVWt0VXdzcFJTTjNnamFIQT09>

Meeting ID: 938 0545 3361

Passcode: 509325

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