

Final

Wellfleet Zoning Board of Appeals

January 11, 2024, 7:00 pm

**In person and Zoom meeting held at the Adult Community Center**

**Board Attendees:** Chair Sharon Inger, Trevor Pontbriand, Al Mueller, Jan Morrissey, Manny Heyliger, Wil Sullivan

**Regrets:** Mick Lynch, Andy Freeman

**Also in Attendance:** Jen Elsensohn, Committee Secretary

**Sharon Inger called the Public Hearing to order at 7:00 pm.**

**7:00 pm**

**Business:**

The business meeting was held first to allow time for Attorney Zehnder to appear for his hearing.

**March 28<sup>th</sup> Meeting—Maundy/Holy Thursday**

Due to the nature of this day, which is a very important Christian Holy Day, both Chair Inger and Secretary Elsensohn would not be able to attend this public hearing. Chair Inger requested a vote to reschedule the hearings for the Thursday before: March 21, 2024.

Al Mueller moved to make the change in the calendar. Manny Heyliger seconded. VOTE: Al Mueller, aye; Jan Morrissey, aye; Wil Sullivan, aye; Trevor Pontbriand, aye; Sharon Inger, aye; Manny Heyliger, aye. 6-0.

**Minutes from December 14, 2023**

Approval of the minutes for December 14, 2023 Public Hearings. Jan Morrissey made a motion to approve the amended minutes, seconded by Al Mueller. VOTE: Al Mueller, aye; Jan Morrissey, aye; Wil Sullivan, aye; Trevor Pontbriand, abstained; Sharon Inger, aye; Manny Heyliger, aye;. 5-0-1.

Approval of the minutes for December 14, 2023 Executive Session. Wil Sullivan made a motion to approve the minutes, seconded by Manny Heyliger. VOTE: Al Mueller, aye; Jan Morrissey, aye; Wil Sullivan, aye; Trevor Pontbriand, abstained; Sharon Inger, aye; Manny Heyliger, aye. 5-0-1.

**Sharon Inger set the board:** Manny Heyliger, Trevor Pontbriand, Will Sullivan, Jan Morrissey, Mick Lynch. Inger noted that it was not necessary to have a substitute for this hearing.

**7:02 pm**

**23-16, Carter, 94 Hiller Ave, Map 20, Parcel 71**, applicant seeks a special permit pursuant to MGL. C 40A, s. 6, and Wellfleet Zoning Bylaw s. 235-6.1(E)(1)(b) and s. 235-8.4(b) to alter a pre-existing, non-conforming garage on a pre-existing, non-conforming lot to add one story of studio space with loft space above. (continued from October 12, 2023, November 9, 2023, and December 14, 2023)

There was no representation for this hearing. Last Friday, January 5, the homeowner contacted Secretary Elsensohn with the belief that they would have plans available that day. Elsensohn gave a deadline of 2:00 pm to leave time to assemble the packets. At noon, the homeowner called and reported that they would not be able to have plans that day at all. On January 8, 2024, Attorney Zehnder had asked for a continuance via email to January 25, 2024. Because there are no other hearings for January 25 or February 8, the Board discussed continuing the hearing until February 22.

Wil Sullivan made a motion to continue this hearing until February 22, 2024, Manny Heyliger seconded; VOTE: Trevor Pontbriand, aye; Manny Heyliger, aye; Janet Morrissey, aye; Wil Sullivan, aye. 4-0.

The question was raised about how many times a hearing is permitted to be continued, as this one was continued thrice.

Al Mueller moved to adjourn at 7:05 pm; seconded by Jan Morrissey. VOTE: Al Mueller, aye; Jan Morrissey, aye; Wil Sullivan, aye; Trevor Pontbriand, aye; Sharon Inger, aye; Manny Heyliger, aye. 6-0.

Respectfully submitted by,



Jennifer Elsensohn, Committee Secretary

**Documents:**

**Carter**, request for continuance

**Minutes** for December 14, 2023 Executive Session and December 14, 2023 Public Hearings

**2024 Zoning Board of Appeals Schedule**