



# *Town of Mashpee*

16 Great Neck Road North  
Mashpee, MA 02649

## AGENDA

### MASHPEE ZONING BOARD OF APPEALS

WEDNESDAY, APRIL 24, 2024

The Mashpee Zoning Board of Appeals will hold Public Hearings on  
**Wednesday, April 24, 2024, at 6:00 p.m. Waquoit Meeting Room**  
Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA

\*Broadcast Live on Local Cable Channel 8\*

Streamed Live on the Town of Mashpee Website: <https://www.mashpeeema.gov/channel-8>

### NEW HEARINGS

**5 Clamshell Lane:** Owner, Jeanne Scioli requests a Modification of an issued Special Permit (SP-2021-50) under §174-17.1 of the Zoning Bylaws to raze and replace a pre-existing, non-conforming single family structure on property located in an R-3 Zoning District, Map 119, Parcel 66, Mashpee, MA. The Special Permit was issued and approved on September 22, 2021.

**21 Debbie Lane:** Owner, Donald R. Cassidy requests a Written Finding under §174-17 and §174-33 of the Zoning Bylaws to allow for an 840 sq. ft. attached two-car garage, and expansion of an existing front porch that is within the 50 ft. setback to wetlands on property located in an R-3 Zoning District, Map 125, Parcel 187, Mashpee, MA.

### CONTINUED HEARINGS

**70 Alma Road:** Petitioners, Patrick and Julie McNamara request a Special Permit under §174-17.1 and §174-33 of the Zoning Bylaws to raze a pre-existing, nonconforming single-family structure and replace it with a new single-family structure on property located in an R-3 Zoning District and the Popponesset Overlay District, Map 117 Parcel 161, Mashpee, MA. (Owner of record: Harry F. Selewacz and Marilyn T. Selewacz Irrevocable Family Trust). (*Continued from March 13; March 27, 2024*).

**425 Monomoscoy Road:** Owners, Mark H. and Lisa White request a Special Permit under §174-17.1 and §174-33 of the Zoning Bylaws to raze a pre-existing, non-conforming single-family structure, and replace it with a new single-family structure on property located in an R-3 Zoning District, Map 124, Parcel 55, Mashpee, MA. (*Continued from March 13; March 27, 2024*).

**14 Capstan Circle:** Owners, Robert P. McDonald, Jr. and Tracy A. McDonald request a Special Permit under §174-17.1 and §174-33 of the Zoning Bylaws to raze a pre-existing, nonconforming three bedroom single-family dwelling, and replace it with a new three bedroom single-family dwelling on property located in an R-3 Zoning District, Map 111, Parcel 101, Mashpee, MA. (*Continued from March 13; March 27, 2024*).

### OTHER BUSINESS

- Approve Meeting Minutes dated April 10, 2024.
- **29&41 Echo Rd:** Status report from Building Commissioner and Fire Chief regarding permitting. Board to make a determination and vote whether or not the permit can continue.

**EXECUTIVE SESSION**

- **Executive Session:** Discussion of pending litigation in re: *Anthony J. LaCava, Jr., Trustee v. Mashpee Zoning Board of Appeals*, Land Court Case No. 23 MISC 000116 (G.L. c, 30A, §21(a) (3)).
- **Executive Session:** Chairman to discuss his findings with the Board regarding engineering peer review.

**ADDITIONAL TOPICS**

(This space is reserved for topics that the Chairman did not reasonably anticipate would be discussed.)

MASHPEE TOWN CLERK  
APR 19 '24 AM 11:28