



# Town of Mashpee

16 Great Neck Road North  
Mashpee, Massachusetts 02649

## Mashpee Conservation Commission Revised Agenda

Thursday, November 12, 2020

Mashpee Town Hall

16 Great Neck Road North

Ockway Meeting Room

Virtual/Remote Meeting

508-539-1400, extension 8585

Broadcast Live on Local Cable Channel 18

Streamed live on the Town of Mashpee website: <https://www.mashpeema.gov/channel-18>

**CALL MEETING TO ORDER:** 6:00 p.m.

### **PRE/POST-HEARING AGENDA:**

- **Vote:** Approval of Minutes 1/9, 1/23, 2/13, 3/12, 4/23, 5/14, 5/28, 6/25, 9/24
- **Discussion/Vote:** Town Meeting Warrant article: Acquisition of Gooseberry Island
- **Resignations:** Marty Bregman and John Swartzbaugh
- **ADDITIONAL TOPICS:**

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

### **HEARINGS:**

- |      |   |            |
|------|---|------------|
| 6:00 | <b>John R. Ghublikian, Jr. &amp; Maureen A. Ghublikian, 140 Summersea Road.</b> Proposed modifications to existing pier, ramp and float. Representative: Matthew Costa, Cape & Islands Engineering.   | <b>NOI</b> |
| 6:03 | <b>Michael &amp; Julie Rand, 58 Popponesset Island Road.</b> Proposed construction of sports court. <i>Continued from 10/8 to allow for abutter notification.</i> Representatives: John Swanson, Jaxtiner Landscaping. Chuck Rowland, Sullivan Engineering.   | <b>NOI</b> |
| 6:06 | <b>Bayswater Seaside II LLC, 50 Coastline Drive.</b> Proposed construction of single-family dwelling and garage with mitigation plantings. <i>Continued from 9/24 for more detailed plans.</i> Representatives: Hannah Raddatz, Paul Mancuso, Matt Creighton, BSC Group. John Falacci, Bayswater Development.                       | <b>NOI</b> |
| 6:09 | <b>Carol A. Bellis, et al Trustees, 104 Popponesset Island Road.</b> Proposed demolition and reconstruction of a single-family dwelling, septic system upgrade, mitigation plantings, with hardscape/landscape modifications. <i>Continued from 10/8 for DEP review and file number.</i> Representative: Thomas Bunker, BSS Design. | <b>NOI</b> |
| 6:12 | <b>Eprem Epremian (Applicant), 228 Wading Place Road.</b> Proposed demolition/reconstruction of single-family dwelling, garage, hardscape/landscape modifications and mitigation plantings. Owner of record: Frederic W. Blythe & Melissa P. Phillips. Representative: Jeffrey Johnson, Holmes and McGrath.                         | <b>NOI</b> |

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| 6:15 | <b>Rolland &amp; Faith Zeleny (Applicant), 50 Bayview Road.</b>                                | Proposed removal of existing shed and garage to allow for construction of a single-family dwelling, septic system upgrade with hardscape/landscape modifications. Owner of record: Myron S. & Dorothy G. Studley. Representative: Michael Borselli, Falmouth Engineering. | NOI  |
| 6:18 | <b>David A. &amp; Danielle R. Ayotte, 28 Nehoiden Road.</b>                                    | Proposed Amendment of OOC 43-2957 to allow for addition of swimming pool, hardscape/landscape modifications and mitigation plantings. Representatives: Thomas Bunker, BSS Design. Andrew Garulay, Yarmouth Port Design Group.   | AOOC |
| 6:21 | <b>Southworth Mashpee Properties LLC, 89 The Heights.</b>                                      | Proposed Amendment of OOC 43-3071 to allow for construction of single-family dwelling with hardscape/landscape modifications. Representatives: Matthew Eddy and Michael Ball, Baxter Nye Engineering.   | AOOC |
| 6:24 | <b>Preservation of Affordable Housing and Housing Assistance (Applicant), 0 Cooper Street.</b> | Proposed construction of affordable housing development. Owner of record: Mashpee Affordable Housing Trust. Representatives: Doug Dempsey, POAH. David Quinn, HAC. Amy Ball, The Horsley Witten Group.  | NOI  |
| 6:27 | <b>Joseph P. &amp; Carolyn Campanelli, 20 &amp; 24 Wheelhouse Lane.</b>                        | Proposed pathway, access ladder and elevated boardwalk with mitigation plantings. Owner of record of 24 Wheelhouse Lane: New Seabury Properties 98-3 LLC. Representative: Matthew Creighton, BSC Group.   | NOI  |
| 6:30 | <b>Patrick J. &amp; Nissa Knight, 39 Little Neck Lane.</b>                                     | Certificate of Compliance 43-2980   | COC  |
| 6:33 | <b>Robert R. &amp; Pauline DeLory, 3 Bay Road.</b>   | Certificates of Compliance 43-340, 43-349.  | COC  |
| 6:36 | <b>Edward R. &amp; Margo Siegfried, 220 Wading Place Road.</b>                                 | Certificate of Compliance 43-1531.  | COC  |
| 6:39 | <b>39 Wilson Grove LLC, 39 Wilsons Grove.</b>  | One-year Extension request 43-2933.   | EXT  |

NOI – Notice of Intent

RDA – Request for Determination of Applicability

OOC – Order of Conditions

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