



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, APRIL 28, 2021

Virtual / Remote Meeting
Broadcast Live on Local Cable Channel 18
Streamed Live on the Town of Mashpee Website: <https://www.mashpeeema.gov/channel-18>

MEETING APPLICANTS ONLY CALL IN 508-539-1449
RESIDENTS Call-in Number 508-539-1400, extension 8585

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, April 28, 2021, at 6:00 p.m. Waquoit Meeting Room at the
Mashpee Town Hall,
16 Great Neck Road North, on the following:

CONTINUED HEARINGS

190 Monomoscoy Road: Owner, Kevin Cayer requests a Variance under §174-31 of the Zoning Bylaws to vary the front setback, lot size, and frontage requirements to allow for construction of a single-family residence on property located in an R-3 Zoning District, Map 114 Parcel 41A, Mashpee, MA. *(Continued from the ZBA hearings March 24, 2021 at the request of the Attorney).*

190 Monomoscoy Road: Owner, Kevin Cayer requests a Variance under §174-33 of the Zoning Bylaws to vary the frontage, lot size, and front setback requirements to allow for construction of a single-family residence on property located in an R-3 Zoning District, Map 114 Parcel 41A, Mashpee, MA. *(Continued from the ZBA hearings March 24, 2021 at the request of the Attorney).*

NEW HEARINGS

23 Jeep Place: Owners, Hans E. and Sarah J. Brings request a Written Finding under §174-17 of the Zoning Bylaws to allow for construction of a garage addition on property located in an R-3 Zoning District and the Popponesset Overlay District, Map 118 Parcel 111, Mashpee, MA.

20 Evergreen Circle: Petitioner, Cape Cod Gutter Monkeys, LLC request a Special Permit/Modification under the Zoning Bylaws §174-24 C, §174-25 G (6), Warehouse, and §174-25 D (1) Office to allow for construction of a 7,300 sq. ft. commercial building for storage and office use together with accessory parking, on property located in the I-1 and Light Industrial Overlay District(s), Map 16, Parcel 10-2, Mashpee, MA.

30 Evergreen Circle: Petitioner, Evergreen Energy, LLC request a Special Permit under §174-25 G (13) of the Zoning Bylaws to allow for a contractor's yard, on property located in the I-1 and Light Industrial Overlay District(s), Map 19 Parcel 10-3, Mashpee, MA.

MASHPEE TOWN CLERK

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41 Evergreen Circle: Petitioner, Evergreen Energy, LLC request a Special Permit under §174-25 G (13) of the Zoning Bylaws to allow for a contractor's yard on property located in the I-1 and Light Industrial Overlay District(s), Map 19 Parcel 10-9, Mashpee, MA.

53 Mercantile Way: Petitioner, JD Mercantile Properties, LLC request a Special Permit/Modification under §174-24 C, §174-25 G (14), §174-75 D (1) of the Zoning Bylaws to allow for construction of a second commercial building of approximately 5,000 sq. ft. on site to be used as contractor bays consistent with the existing use of the site, on property located in the I-1 and Light Industrial Overlay District(s), Map 88 Parcel 86, Mashpee, MA.

OTHER BUSINESS

Approve April 14, 2021 Meeting Minutes

ADDITIONAL TOPICS

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

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RECEIVED BY: SM