



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA

MASHPEE ZONING BOARD OF APPEALS

APRIL 26, 2023

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, April 26, 2023, at 6:00 p.m. Waquoit Meeting Room
Broadcast Live on Local Channel 18*

Streamed Live on the Town of Mashpee Website: <https://www.mashpee.ma.gov/channel-18>*
Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

25 Menemsha Road: Owners, Paul J. and Kathryn M. Thurston request a Written Finding under §174-17 and §174-33 of the Zoning Bylaws to allow for construction of an in-ground pool and patio on property located in an R-3 and Popponesset Overlay District(s), Map 123 Parcel 10, Mashpee, MA. (*Received letter from Attorney dated April 20, 2023*).

38 Fells Pond Road: Owners, Michael E. Gould and Jo Robin Gould request a Written Finding under §174-17 of the Zoning Bylaws to allow for an addition, extension of a pre-existing, non-conforming dwelling on property located in an R-3 Zoning District, Map 116 Parcel 22, Mashpee, MA. (*Received letter from applicant dated April 20, 2023*).

NEW HEARINGS

28 Quaker Run Road: Owner, Quaker Run Nominee Trust, Diane Wells, Trustee requests a Variance under §174-33 (Setback from wetlands) of the Zoning Bylaws to allow for construction of an access stairway to the dock on property located in an R-3 Zoning District, Map 83 Parcel 19, Mashpee, MA.

31 Wheelhouse Lane: Owners, Jack Foster, Allyson Poole-Foster, and Lauren C. Foster request a Special Permit under §174-17.1; §174-17; §174-33 of the Zoning Bylaws, and M.G.L. c. 40A Section 6 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 (Little Neck Bay), Map 120 Parcel 165, Mashpee, MA.

81 Bluff Avenue: Owners, Ryan and Kristen Lenhart request a Special Permit under §174-17.1; §174-17; §174-33 of the Zoning Bylaws, and M.G.L. c. 40A Section 6 to raze a pre-existing, non-conforming single-family dwelling and replace it with a new single-family dwelling on property located in an R-3 and the Popponesset Overlay Zoning District(s), Map 118 Parcel 60, Mashpee, MA.

MASHPEE TOWN CLERK
APR 24 '23 AM 10:17

71 Monomoscoy Road: Owner, Timothy W. Leedham, Trustee requests a Special Permit under §174-17.1; §174-17; §174-33 of the Zoning Bylaws, and M.G.L. c. 40A Section 6 to raze a pre-existing, non-conforming single-family dwelling and replace it with a new single-family dwelling on property located in an R-3 Zoning District, Map 108 Parcel 9, Mashpee, MA.

40 Evergreen Circle: Petitioner, Pastore Excavation, Inc. requests a Modification to an existing Special Permit (SP-2021-34) under §174-25 (G) (14); §174-24 (c) (9) (b); §174-45.6; §174-37; §174-41 (M) of the Zoning Bylaws to allow for construction of a metal commercial building with contractor bays on property located in the I-1 and Light Industrial Overlay District(s), Map 19, Parcel 10-4, Mashpee, MA. (Owner of record: Chapter Closed, LLC).

40 Evergreen Circle: Petitioner, Pastore Excavation, Inc. requests a Variance from the front yard setback under §174-31 (Land Space Requirements) of the Zoning Bylaws to allow for construction of a metal commercial building with contractor bays on property located in the I-1 and Light Industrial Overlay District(s), Map 19, Parcel 10-4, Mashpee, MA. (Owner of record: Chapter Closed, LLC).

OTHER BUSINESS

- Approve Pesce Engineering Invoice for 425 Nathan Ellis Highway.
- Approve the Meeting Minutes dated April 12, 2023.

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ADDITIONAL TOPICS

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

ADJOURNMENT