



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, MA 02649

March 15, 2024

NOTIFICATION OF A PUBLIC HEARING RELATING TO AN APPLICATION FOR A SPECIAL PERMIT

Applicant: <i>Joao Junqueira (Property Owner)</i>	Subject Property: <i>31 Ashumet Road and 474 Main Street</i>
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Dear Mashpee Property Owner,

As the registered owner of a property located within 300' of the subject property named above, you are being notified that the Mashpee Planning Board is holding a public hearing on **Wednesday, April 3, 2024 at 7:10 PM in the Waquoit Meeting Room, Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA 02649** to solicit comments regarding the following case:

Property owner requests approval of a Special Permit to construct a 4,752 square foot commercial building for retail sale of plumbing and water related products with accessory storage at a currently vacant property addressed as 31 Ashumet Road/474 Main Street, Mashpee, MA 02649 (Assessors Map 27-21A and 27-21B). The subject lot is located predominantly in the C-3 Limited Commercial Zoning District with portions of the parcel bisected by the R-5 Zoning Districts and is located within the Groundwater Protection District and Light Industrial Overlay District. This petition is made pursuant to the Mashpee Zoning Bylaw Sections 174-24(C)(1), 174-25(E)(13), 174-45.6(D), Article XIII: Groundwater Protection District, and 174-25.1: Standards for Developments in C-3 Districts.

If you wish to provide comment but you are unable to appear before the Board, you may submit comments to me in writing via the contact information provided below or by emailing the Planning Board at PlanningBoard@mashpeema.gov. Your comments will be entered into the public record for the Board's consideration.

If you require any accommodations please submit requests to me via email prior to the specified date and time of the public hearing indicated herein, in legal advertisements in the Mashpee Enterprise, and posted in Town Hall.

Please do not hesitate to contact me by phone, email, or in person should you have questions about why you are receiving this notification.

Sincerely,

Evan R. Lehrer, Community Development Director
elehrer@mashpeema.gov
508-539-1400 Ext. 8521