



AGENDA  
MASHPEE ZONING BOARD OF APPEALS  
WEDNESDAY, DECEMBER 9, 2020

**\*Virtual / Remote Meeting\***

**\*Broadcast Live on Local Cable Channel 18\***

**\*Streamed Live on the Town of Mashpee Website: <https://www.mashpee.ma.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, December 9, 2020, at 6:00 p.m. Waquoit Meeting Room** at the  
Mashpee Town Hall,  
16 Great Neck Road North, on the following:

**NEW HEARINGS**

**17 Cedar Street:** Owners, George L. and Kathleen J. Hodgson request a Variance under §174-33 of the Zoning Bylaws to allow for construction of an elevated stairway to a dock situated within the wetlands resource area on property located in an R-3 Zoning District, Map 77 Parcel 37, Mashpee, MA.

**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 until January 13, 2020 hearings at the request of the Attorney*).

**0 Melissa Avenue:** Owner, Suzanne M. and Kevin G. McCartney request a Special Permit under §174-25 (H) (7) to allow for construction of stairs, platform, and dock complex on a vacant parcel of land on property located in an R-5 Zoning District, Map 21 Parcel 7B, Mashpee, MA.

**0 Melissa Avenue:** Owner, Suzanne M. and Kevin G. McCartney request a Variance under §174-31 (Land Space Requirements) of the Zoning By-Laws to vary the rear setback, side setbacks, and lot size requirements to allow for construction of stairs, platform, and dock complex on a vacant parcel of land on property located in an R-5 Zoning District, Map 21 Parcel 7B, Mashpee, MA.

**33 Sturgis Lane:** Owners, John Weigel, IV and Linda S. Smith, Trustees request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace an existing single family dwelling on property located in an R-5 Zoning District, Map 20 Parcel 28, Mashpee, MA.

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**50 Bayview Road:** Petitioner, Rolland Zeleny requests a Special Permit under §174-17.1 to raze and replace a garage and residential camp structure with a new code compliant home and state of the art septic system on property located in an R3 Zoning District, Map 119 Parcel 50, Mashpee, MA, (Owner of record: Dorothy G. Studley).

**28 Nehoiden Road:** Owners, David A and Danielle R. Ayotte, Trustees request a Variance under §174-31 (Land Space Requirements) of the Zoning By-Laws to vary lot size requirements to allow for construction of a pool and porch on property located in an R-3 Zoning District, Map 125 Parcel 120, Mashpee, MA. *(Received a letter of withdrawal from the homeowners dated November 19, 2020).*

**6 Autumn Drive:** Owners, Thomas J. and Deborah L. Perry request a Written Finding under §174-17 of the Zoning Bylaws to allow for construction of a sunroom and covered porch of a pre-existing, non-conforming structure on property located in an R-5 Zoning District, Map 22 Parcel 10B, Mashpee, MA.

**31 Birch Way:** Owners, Gary J. and Denise M. Nagle request a Written Finding under §174-17 of the Zoning Bylaws to allow for reconstruction and expansion of an existing deck, and second story balcony on property located in an R-5 Zoning District, Map 27 Parcel 86, Mashpee, MA.

**14 Wags Road:** Petitioners, Aspen Blue, LLC request a Modification to a Special Permit (SP-24-26) under §174-25 (E) (16) and §174-24 (K) of the Zoning Bylaws to allow for a change of use and modifications of an existing building from a boat storage facility to a marijuana cultivation and manufacturing establishment on property located in an I-1, C-1, and R3 Zoning District(s), Map 81 Parcel 6, Mashpee, MA. (Owner of Record: Andrew Conway, Trustee of Dry Harbor Realty Trust).

#### **OTHER BUSINESS**

-Approval of November 18, 2020 Meeting Minutes.

#### **ADDITIONAL TOPICS**

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

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