



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS JANUARY 13, 2021

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, January 13, 2021 at 6:00 p.m. in the **Waquoit Meeting Room** at the
Mashpee Town Hall,
16 Great Neck Road North, on the following:

NEW HEARINGS

309 Old Barnstable Road: Petitioner, Robert Chase requests a Minor Modification under §174-24 C (9) (a) to allow for construction of a 4 ft. x 8 ft. (32 sq. ft.) sign to be located at the entrance of the Quashnet Valley Country Club, Map 59 Parcel 4, Mashpee, MA. (Owner of record: Anthony J. LaCava Jr. Trustee of AJL LaCava Realty Trust II).

63 Waterway: Petitioner, K. Marshall Works Design requests a Variance under §174-31 to vary the front setback and lot size requirements to allow for construction of a new single-family dwelling on property located in an R-3 Zoning District, Map 105 Parcel 184, Mashpee MA. (Owners of record: Lawrence A. Palmer and Karen R. Palmer).

63 Waterline Drive South: Owner, The 63 Waterline Drive South Nominee Trust, Lewis H. Robert, Trustee requests a Written Finding under §174-17 of the Zoning Bylaws to replace an existing outdoor pool and patio with a new pool and patio, and construct an addition to the existing dwelling on property located in and R-3 Zoning District, Map 72 Parcel 61, Mashpee, MA. (*Board to accept a formal withdrawal of Special Permit petition case no. SP-2020-44 for 63 Waterline Dr. South; opened and heard on November 18, 2020 that was incorrectly advertised*).

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

MASHPEE TOWN CLERK

DEC 29 2020

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.

228 Wading Place Road: Petitioner, Eprem Epremian requests a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace an existing non-conforming single family residence with a new code compliant structure on property located in an R-3 Zoning District, and the Popponesset Overlay District, Map 112 Parcel 59, Mashpee, MA. (Owners of record: Frederic W. Blythe and Melissa P. Phillips).

30 Pleasant Park Drive: Petitioners, Aaron Bornstein and Stuart Bornstein request a Variance under §174-31 of the Zoning Bylaws to vary the frontage, and lot size requirements to allow for construction of a single-family residence on property located in an R-3 Zoning District, Map 70 Parcel 166, Mashpee, MA. (Owner of record: One Village Market Place, LLC).

38 Pleasant Park Drive: Petitioners, Aaron Bornstein and Stuart Bornstein request a Variance under §174-31 of the Zoning Bylaws to vary the frontage, and lot size requirements to allow for construction of a single-family residence on property located in an R-3 Zoning District, Map 70 Parcel 165, Mashpee, MA. (Owner of record: One Village Market Place, LLC).

CONTINUED HEARINGS

950 Falmouth Road (Route 28): Petitioners, Preservation of Affordable Housing LLC requests a Comprehensive Permit under M.G.L. Chapter 40B, §§20-23 and 760 CMR 56.00 to construct thirty nine (39) low income housing rental units on property located in an R-3 Zoning District, Parcel A: Map 93 Parcel 6-0, Parcel B: Map 93 Parcel 7-0, and Parcel C: Map 94 Parcel 7-0. *(Continued from November 18, 2020 hearings at the request of the Board).*

OTHER BUSINESS

- Approve December 9, 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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