



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS PUBLIC HEARINGS NOTICE WEDNESDAY, FEBRUARY 10, 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, February 10, 2021, at 6:00 p.m. Waquoit Meeting Room at the
Mashpee Town Hall,
16 Great Neck Road North, on the following:

CONTINUED HEARINGS

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). *(Continued from January 13, 2021 hearings at the request of the Attorney).*

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 from January 13, 2021 hearings at the request of the Attorney).*

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 27, 2021 hearings 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 January 27, 2021 hearings at the request of the Attorney).*

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NEW HEARINGS

39 Wilsons Grove: Owner, 39 Wilsons Grove LLC requests a Modification of an approved Variance (V-2018-06) to allow for a 9 ft. by 8 ft. garage door to be installed with smart vents (if required) on property located in an R-3 Zoning District and the Popponesset Overlay District, Map 118 Parcel 85, Mashpee, MA.

348 Main Street: Petitioner, Solar Rising requests a Modification under §174-25 D(1), E(1), F(12), E(13), G(4), G(6), and 174-24 L of the Zoning Bylaws of an existing Special Permit (SP-97-37) to allow for a solar and electrical business on property located in a C-2 Zoning District and the Mashpee Overlay District, Map 36 Parcel 51, Mashpee, MA. (Owner of record: Sunrise Nominee Trust, J. Bruce MacGregor, Trustee).

128 Uncle Percys Road: Owners, Roger A. Leslie, Jr. and Karyn E. Leslie request a Written Finding under §174-17 of the Zoning Bylaws to allow for a garage addition and modify the existing floor plan on property located in an R-3 Zoning District and the Popponesset Overlay District, Map 117 Parcel 253, Mashpee, MA.

128 Uncle Percys Road: Owners, Roger A. Leslie, Jr. and Karyn E. Leslie requests Variance relief of the side yard setback and lot coverage under §174-31 of the Zoning Bylaws to allow for a garage addition and modify the existing floor plan on property located in an R-3 Zoning District and the Popponesset Overlay District, Map 117 Parcel 253, Mashpee, MA.

18 Spoondrift Circle: Owners, Eric P. Rothenberg and Pamela Ely request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace an existing non-conforming four bedroom dwelling with a new four bedroom dwelling on property located in an R-3 Zoning District, Map 111 Parcel 119, Mashpee, MA.

OTHER BUSINESS

Approve January 27, 2021 Meeting Minutes.

ADDITIONAL TOPICS

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

MASHPEE TOWN CLERK

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