



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, FEBRUARY 24, 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 24, 2021, at 6:00 p.m. Waquoit Meeting Room at the
Mashpee Town Hall,
16 Great Neck Road North, on the following:

CONTINUED HEARINGS

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). *(Continued from January 27, 2021 hearings opened but not heard at the request of the Applicant).*

31 Wheelhouse Lane and 5 Waterline Drive North: Owners, Jack Foster and Allyson Poole-Foster, and New Seabury Properties, LLC request a Special Permit under §174-25 (H) (7) of the Zoning Bylaws to allow for construction of a stairs and platform for use in connection with a ramp and float complex on property located in an R-3 Zoning District, and Little Neck Bay District, Map 120 Parcel 165 and 171, Mashpee, MA. *(Continued from January 27, 2021 hearings at the request of the Attorney).*

31 Wheelhouse Lane and 5 Waterline Drive North: Owners, Jack Foster and Allyson Poole-Foster, and New Seabury Properties, LLC request a Variance under §174-31 of the Zoning Bylaws to vary the rear setback to allow for construction of a stairs and platform for a float complex on property located in an R-3 Zoning District, and Little Neck Bay District, Map 120 Parcel 165 and 171, Mashpee, MA. *(Continued from January 27, 2021 hearings at the request of the Attorney).*

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NEW HEARINGS

11 Valley Road: Petitioner, Jonathan M. Polloni, Esquire, requests an Appeal of the Building Official's Decision under M.G.L. Chapter 40A §§8 and 15 and §174-21 of the Zoning Bylaws to deem the lot buildable on property located in an R-5 Zoning District, Map 50 Parcel 13, Mashpee, MA. (Owner of Record: Malcolm E. MacDonald, Trustee of the MacDonald Land Trust.)

29 Valley Road: Petitioner, Jonathan M. Polloni, Esquire, requests an Appeal of the Building Official's Decision under M.G.L. Chapter 40A §§8 and 15 and §174-21 of the Zoning Bylaws to deem the lot buildable on property located in an R-5 Zoning District, Map 42 Parcel 10, Mashpee, MA. (Owner of Record: Malcolm E. MacDonald, Trustee of the MacDonald Land Trust.)

368 and 368A Monomoscoy Road: Owners, Joshua Delman and Nicole P. Delman, Trustees request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace two single family residential structures and replace said structures with two new structures one which will contain a garage with living space above, on property located in an R-3 Zoning District, Map 125 Parcels 12 & 13, Mashpee, MA.

368 and 368A Monomoscoy Road: Owners, Joshua Delman and Nicole P. Delman, Trustees request a Written Finding under §174-17 of the Zoning Bylaws to alter and extend a pre-existing, non-conforming use of two residential structures on property located in an R-3 Zoning District, Map 125 Parcels 12 & 13, Mashpee, MA.

104 Popponeset Island Road: Petitioners, Carol A. and Jerry Bellis request a Special Permit under §174-17.1 to remove and replace a single family non-conforming residential structure on this non-conforming lot with a new code compliant five bedroom residence on property located in an R-3 Zoning District, Map 112 Parcel 3, Mashpee, MA. (Owner of Record: Carol A. Bellis, as Trustee of the Anthony P. Gargiulo Irrevocable Trust of 2012).

OTHER BUSINESS

- **114 & 118 Ninigret Avenue:** Brian & Stephanie Schwartz request an informal meeting to discuss zoning options.
- **Approve February 2, 2021 and February 10, 2021 Meeting Minutes**

ADDITIONAL TOPICS

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

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