



# *Town of Mashpee*

16 Great Neck Road North  
Mashpee, Massachusetts 02649

## **AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, NOVEMBER 18, 2020**

**\*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, November 18, 2020, at 6:00 p.m. Waquoit Meeting Room** at the  
Mashpee Town Hall,  
16 Great Neck Road North, on the following:

### **NEW HEARINGS**

**150 Pimlico Pond Road:** Petitioner, Greg Clancy Construction requests a Modification to an approved Special Permit (SP-2019-33) and allow for a master bedroom closet extension on property located in an R-5 Zoning District, Map 2 Parcel 136, Mashpee, MA. (Owners of Record: John F. and Terese J. Gavin).

**16 Spoondrift Circle:** Owners, Peter R. and Carol D. Owens request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace a pre-existing non-conforming single family residential structure on property located in an R-3 Zoning District, Map 111 Parcel 118, Mashpee, MA. (Owner of Record: Trustees of The Carol D. Owens Trust).

**107 Ninigret Ave:** Owners, Richard and Linda Tempesta requests a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace a pre-existing non-conforming single family residential structure on property located in an R-3 Zoning District, Map 72 Parcel 61, Mashpee, MA.

**107 Ninigret Ave:** Owners, Richard and Linda Tempesta request a Variance under §174-31 of the Zoning Bylaws to raze and replace a pre-existing non-conforming single family residential structure on property located in an R-3 Zoning District, Map 72 Parcel 61, Mashpee, MA.

**63 Waterline Drive South:** Owner, Robert H. Lewis, Trustee of The 63 Waterline Drive South Nominee Trust requests a Special Permit under §174-17.1 and §174-33 to raze and replace a pool and patio, and construct an addition to an existing dwelling on property located in an R-3 Zoning District, Map 120 Parcel 143-0, Mashpee, MA.

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**24 Uncle Percys Road:** Owners, Peter W. and Theresa M. Catalano request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace a single family dwelling on property located in an R3 Zoning District and Popponesset Overlay District, Map 111 Parcel 157, Mashpee, MA.

**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.

### **OTHER BUSINESS**

- Board to discuss and approve Edward Hinchey's interest in joining the Zoning Board of Appeals as an Associate Member.
- Vote to approve October 14, 2020 Meeting Minutes.

### **ADDITIONAL TOPICS**

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