



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, JANUARY 27, 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, January 27, 2021 at 6:00 p.m. Waquoit Meeting Room at the
Mashpee Town Hall,
16 Great Neck Road North, on the following:

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. *(Board to vote to continue this hearing until Tuesday, February 2, 2021).*

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 the ZBA hearings on December 9, 2020 at the request of the Board).*

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

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

NEW HEARINGS

18 Capstan Circle: Owners, Michael M. and Mary Adams Oleksak request a Special Permit under §174-17.1 of the Zoning Bylaws to raze a pre-existing, nonconforming single-family dwelling, and replace it with a single-family dwelling on property located in an R-3 Zoning District, Map 111 Parcel 102, Mashpee, MA.

23 Jeep Place: Owners, Hans E. and Sarah J. Brings request a Variance under §174-31 of the Zoning Bylaws to vary the rear setback, side setback, and lot coverage to allow for a detached garage on property located in an R-3 Zoning District and the Popponesset Overlay District, Map 118 Parcel 111, Mashpee, MA.

10 Rock Island Road: Owners, Gerard M. and Linda S. Flaherty request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace an existing non-conforming single family residence on property located in an R-3 Zoning District, Map 123 Parcel 23, Mashpee, MA.

23 Monomoscoy Road West: Owners, Sean B. Burke and Katherine M. Burke, Trustees 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, Map 114 Parcel 8, Mashpee, MA.

23 Monomoscoy Road West: Owners, Sean B. Burke and Katherine M. Burke, Trustees request a Variance under §174-31 of the Zoning Bylaws to vary the rear and front setbacks to allow for construction of a platform and stairs for a float complex on property located in an R-3 Zoning District, Map 114 Parcel 8, Mashpee, MA.

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.

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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.

OTHER BUSINESS

-Approval of January 13, 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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