



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, JANUARY 24, 2024

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, January 24, 2024, at 6:00 p.m. Waquoit Meeting Room
Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA

Broadcast Live on Local Cable Channel 8

Streamed Live on the Town of Mashpee Website: <https://www.mashpeema.gov/channel-8>

PLEDGE OF ALLEGIANCE

NEW HEARINGS

84 Uncle Edwards Road: Petitioner, Cotuit Bay Design, LLC requests a Written Finding under §174-17 of the Zoning Bylaws to allow for construction of a proposed deck and an addition on a pre-existing, nonconforming dwelling on property containing 6,500 sq. ft. of land area, and 65 ft. of frontage located in R-3 and the Popponesset Overlay District, Map 117, Parcel 209, Mashpee, MA (Owners of record: Robert Paquette and Marcia Paquette). The existing property has the following pre-existing, nonconformities: front setback, and minimum side yard setback from the easterly lot line. The existing front setback is 24 ft. where 25 ft. is required, and the existing house is 10.1 ft. from the easterly lot line where 15 ft. is required. The alterations proposed will not increase the intensity of those nonconformities. The lot is currently covered by structures totaling 1,279 sq. ft. equaling 19.67% lot coverage. The applicant proposes an addition and deck that will increase the overall lot coverage by structures to 20.66%, increasing by 64 sq. ft. The increase in lot coverage remains under the 25% requirement. The Board will determine if the proposed additions are substantially more detrimental to the neighborhood.

CONTINUED HEARINGS

33 Sunset Circle: Owners, Kevin and Suzanne C. Mulgrew, Trustees of the 33 Sunset Circle Realty Trust request a Written Finding under §174-17 of the Zoning Bylaws to allow for reconstruction and extension of an existing deck to a pre-existing, nonconforming structure on property located in an R-5 Zoning District, Map 64 Parcel 28, Mashpee, MA. *(Continued from December 13, 2023, and January 10, 2024 hearings at the request of the Board).*

29 Riverside Road: Owners, Russell J. and Anne E. Spencer 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 new single-family dwelling on property located in an R-3 Zoning District, Map 119 Parcel 81, Mashpee, MA. *(Continued from December 13, 2023 hearings at the request of the Attorney).*

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90 Popponesset Island Road: Owner, Brendon P. Giblin requests a Special Permit under §174-17.1 of the Zoning Bylaws to raze a pre-existing, nonconforming residential structure, and replace it with a new single family residential structure with associated pool and detached garage with guest suite above on property located in an R-3 Zoning District, Map 106 Parcel 34, Mashpee, MA. *(Continued from December 13, 2023 hearings at the request of the Attorney).*

37 Nick Trail: Owners, Brian J. and Karen F. Kelleher request a Variance from §174-31 special footnote 12 of the Zoning Bylaws to allow for separation of a merged lot shown on assessors Map 117, Parcel 300 and located in both the R-3 and Popponesset Overlay Districts, Map 117 Parcel 300, Mashpee, MA. *(Continued from December 13, 2023 hearings at the request of the Attorney).*

29 Echo Road and 41 Echo Road: Petitioner, 3M Ventures, Inc., d/b/a Triple M Management Company, LLC requests a modification under §174-24 (C) (9) (c) (e) of the Zoning Bylaws, and condition #5 of the Special Permit Decisions: SP-2015-33; SP-2019-36; SP-2020-28; MOD-2023-08 to extend the date for completion of construction from its previously extended date of December 31, 2023 to May 31, 2024 on property located in the I-1 and Light Industrial Overlay Zoning Districts, Map 19 Parcels 3-8 and 3-9, Mashpee, MA. (Owner of record: Triple M. Management Company, LLC.). *(Continued from December 13, 2023 hearings at the request of the Attorney).*

OTHER BUSINESS

- Approve Meeting Minutes dated January 10, 2024.
- Review and approve revisions to the new ZBA applications.
- Discussion of terms and processes of other Committees.

ADDITIONAL TOPICS

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

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