



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, MARCH 13, 2024

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, March 13, 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

CONTINUED HEARINGS

18 Neshobe Road: Owner, Illy I. Ilin requests a Written Finding under §174-17 of the Zoning Bylaws to allow for a 360 sq. ft. addition to a pre-existing, nonconforming structure on property located in an R-3 Zoning District, Map 125, Parcel 105, Mashpee, MA. *(Continued from February 14, 2024 hearings at the request of the applicant).*

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; January 24, 2024 hearings at the request of the Attorney).*

70 Alma Road: Petitioners, Patrick and Julie McNamara request a Special Permit under §174-17.1 and §174-33 of the Zoning Bylaws to raze a pre-existing, nonconforming single-family structure and replace it with a new single-family structure on property located in an R-3 Zoning District and the Popponesset Overlay District, Map 117 Parcel 161, Mashpee, MA. (Owner of record: Harry F. Selewacz and Marilyn T. Selewacz Irrevocable Family Trust). *(Continued from March 13, 2024) (Received letter from Attorney requesting a continuance until March 27, 2024 hearings).*

NEW HEARINGS

40 Evergreen Circle, Unit 1: Petitioner, Mark Connolly, requests a Modification (change of use) under §174-25 G (5) of the Zoning Bylaws to existing Special Permits, SP-2021-34; SP-2023-28 to allow for a graphic design/sign business, d/b/a Fastsigns, on property located in the I-1 and Light Industrial Overlay Districts, Map 19, Parcel 10-4, Mashpee, MA. Owner of record: Chapter Closed, LLC.

231 Monomoscov Road: Owners, Richard T. Jackmauh and Anne M. Wood, Co-Trustees of the RJA Family Revocable Trust request a Written Finding under §174-17 and §174-33 to allow for a 460 sq. ft. addition, and a deck to a pre-existing, nonconforming structure on property located in an R-3 Zoning District, Map 114, Parcel 98, Mashpee, MA.

AGENDA
Zoning Board of Appeals
Wednesday, March 13, 2024
Page 2 of 2

425 Monomoscov Road: Owners, Mark H. and Lisa White request a Special Permit under §174-17.1 and §174-33 of the Zoning Bylaws to raze a pre-existing, non-conforming single-family structure, and replace it with a new single-family structure on property located in an R-3 Zoning District, Map 124, Parcel 55, Mashpee, MA. *(Received letter from Attorney requesting a continuance until March 27, 2024 hearings).*

14 Capstan Circle: Owners, Robert P. McDonald, Jr. and Tracy A. McDonald request a Special Permit under §174-17.1 and §174-33 of the Zoning Bylaws to raze a pre-existing, nonconforming three bedroom single-family dwelling, and replace it with a new three bedroom single-family dwelling on property located in an R-3 Zoning District, Map 111, Parcel 101, Mashpee, MA. *(Received letter from Attorney requesting a continuance until March 27, 2024 hearings).*

OTHER BUSINESS

- Approve Meeting Minutes dated February 14, 2024.

ADDITIONAL TOPICS

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

MASHPEE TOWN CLERK
MAR 4 '24 PM12:53