



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02049
MASHPEE TOWN CLERK

AGENDA MASHPEE ZONING BOARD OF APPEALS JULY 28, 2021

JUL 22 2021

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The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, July 28, 2021 at 6:00 p.m. in the **Waquoit Meeting Room** at the
Mashpee Town Hall,
16 Great Neck Road North, on the following:

PLEDGE OF ALLEGIANCE

NEW HEARINGS

32 Jehu Pond Road: Owners, Barry W. and Sharon M. Fenton, Trustees request a Variance of the front yard setback under §174-31 of the Zoning Bylaws to allow for construction of a free standing garage on property located in an R-3 Zoning District, Map 121 Parcel 3, Mashpee, MA.

10 Rock Island Road: Owners, Gerard and Linda Flaherty request a modification to an existing Special Permit (SP-2021-10) to allow for construction of landscape retaining walls on property located in an R-3 Zoning District, Map 123 Parcel 23, Mashpee, MA.

114 and 118 Ninigret Avenue: Petitioners, Brian and Stephanie Schwartz request an Appeal of the Building Official's Decision under M.G.L. 40A §§8 and 15 and under M.G.L. 40A §6 that 114 Ninigret Ave, (lots 1105, 1106 & 1107) has merged with abutting property 118 Ninigret (Lots 1108 and 1109), and that the septic system servicing the dwelling is required to be on the same lot as the dwelling. (Owner of Record: Susan and Russell McDonald).

18 Grand Vista Drive: Petitioner, Dan Marsters requests a Variance of the front yard setback under §174-31 of the Zoning Bylaws to allow for construction of a single family dwelling on property located in an R-3 Zoning District, Map 69 Parcel 168, Mashpee, MA. (Owner of Record: Southworth Mashpee Properties LLC). *(Received a letter dated July 20, 2021 from the applicant requesting a withdrawal).*

OTHER BUSINESS

- Approve July 14, 2021 meeting minutes.

ADDITIONAL TOPICS

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