



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS NOVEMBER 10, 2021

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, November 10, 2021, at 6:00 p.m. Waquoit Meeting Room at the
Mashpee Town Hall,

16 Great Neck Road North, Mashpee, MA

Broadcast Live on Local Cable Channel 18

***Streamed Live on the Town of Mashpee Website:** <https://www.mashpeema.gov/channel-18>*

PLEDGE OF ALLEGIANCE

NEW HEARINGS

14 Pine Avenue: Petitioner, Chris Childs, Patriot Builders requests a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace a pre-existing non-conforming residential structure, (existing foundation to remain) on property located in an R-3 Zoning District, Map 123 Parcel 40, Mashpee, MA. (Owner of record: Christopher M. DeSantis and Laurie A. Stucchi). *(Re-scheduled from October 27, 2021 hearings due to weather).*

17 Waterway: Owner, Jeffrey M. McInnes requests Variance relief from lot coverage under §174-33 (Setbacks from water and wetlands) of the Zoning Bylaws to allow for construction of a detached garage on property located in an R-3 Zoning District, Map 105 Parcel 194, Mashpee, MA. *(Re-scheduled from October 27, 2021 hearings due to weather).*


75 Sunset Circle: Owners, Louis and Maria M. Pinheiro request a Variance from the front and side yard setbacks under §174-31 of the Zoning Bylaws to allow for construction of a 22 ft. by 25 ft. attached garage on property located in an R5 Zoning District, Map 64 Parcel 8, Mashpee, MA. *(Re-scheduled from October 27, 2021 hearings due to weather).*

75 Sunset Circle: Owners, Louis and Maria M. Pinheiro request a Written Finding under §174-17 of the Zoning Bylaws to allow for an alteration, extension of a pre-existing non-conforming structure on property located in an R-5 Zoning District, Map 64 Parcel 8, Mashpee, MA. *(Re-scheduled from October 27, 2021 hearings due to weather).*

164 Captains Row: Owners, Mark R. and Robin L. Galante request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace a non-conforming ranch style single family residential structure with a new residential structure on property located in an R-3 Zoning District, Map 96 Parcel 28, Mashpee, MA. *(Re-scheduled from October 27, 2021 hearings due to weather).*

MASHPEE TOWN CLERK

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RECEIVED BY: 

38 Pleasant Park Drive: Owner, One Village Marketplace, LLC requests an Appeal of the Building Official's Decision under M.G.L. Chapter 40A §§8 and 15. Applicant maintains that the lot qualifies as a protected non-conforming buildable single family lot and should be entitled to a building permit on property located in an R-3 Zoning District, Map 70 Parcel 165, Mashpee, MA. *(Re-scheduled from October 27, 2021 hearings due to weather).*

118 Wading Place Road: Owners, Steven J. and Tricia I. Szymanski request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace an existing single story non-conforming residential structure with a new two story residential structure on property located in an R-3 Zoning District, Map 111 Parcel 110, Mashpee, MA.

43 Bowdoin Road: Petitioner, Jon Hagenstein, Beacon Marine Construction, LLC requests a Special Permit under §174-25 G (13) of the Zoning Bylaws to allow for a contractors yard for construction business including storage of floats, docks, and related marine supplies, materials, and equipment on property located in an I-1 Zoning District, Map 62 Parcel 79, Mashpee, MA. (Owner of Record: Crown Atlantic Company LLC).

OTHER BUSINESS

- Approve October 13, 2021 Meeting Minutes.

ADDITIONAL TOPICS

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