



# Town of Mashpee

16 Great Neck Road North  
Mashpee, Massachusetts 02649

## AGENDA MASHPEE ZONING BOARD OF APPEALS FEBRUARY 23, 2022

The Mashpee Zoning Board of Appeals will hold Public Hearings on  
**Wednesday, February 23, 2022, at 6:00 p.m. Waquoit Meeting Room** at the  
Mashpee Town Hall,  
16 Great Neck Road North, Mashpee, MA  
**Hybrid/ In-Person/ Virtual/ Remote Participation\***  
**Broadcast Live on Local Channel 18\***  
**Streamed Live on the Town of Mashpee Website:** [https://www.mashpeema.gov/channel-18\\*](https://www.mashpeema.gov/channel-18*)

**MEETING APPLICANTS ONLY CALL IN 508-539-1449**  
**RESIDENTS Call-in Number 508-539-1400, extension 8585**

### PLEDGE OF ALLEGIANCE

### CONTINUED HEARINGS

**54 Bayberry Dr.:** Petitioner, Mark Culhane requests a Variance from the front and side yard setbacks under §174-31 of the Zoning Bylaws to allow for an addition, extension to an existing three bedroom dwelling on property located in an R-5 Zoning District, Map 23 Parcel 202, Mashpee, MA. (Owner of Record: Thora J. Christo). (*Continued from January 12, 2022 hearings*).

**54 Bayberry Dr.:** Petitioner, Mark Culhane requests a Written Finding under §174-17 of the Zoning Bylaws to allow for an addition, extension to a pre-existing, non-conforming structure on property located in an R-5 Zoning District, Map 23 Parcel 202, Mashpee, MA. (Owner of Record: Thora J. Christo). (*Continued from January 12, 2022 hearings*).

**18 Wilsons Grove:** Owners, Laurie and Joseph Mancinelli request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace a single story, three bedroom dwelling and replace it with a new non-conforming code compliant three bedroom home on property located in the Popponesset Overlay District and R-3 Zoning District, Map 118 Parcel 72, Mashpee, MA. (*Continued from January 26, 2022 hearings at the request of the Attorney*).

**18 Wilsons Grove:** Owners, Laurie and Joseph Mancinelli request a Variance under §174-31 of the Zoning Bylaws to vary the height requirement to allow for the raze and replace of a single family residence on property located in the Popponesset Overlay District and R-3 Zoning District, Map 118 Parcel 72, Mashpee, MA. (*Continued from January 26, 2022 hearings at the request of the Attorney*).

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**NEW HEARINGS**

**55 Horseshoe Bend Way:** Petitioner, Carmen Shay, Shay Environmental requests a Variance under §174-33 (Setbacks from wetlands) to allow for construction of a stairway to pond on property located in an R-3 Zoning District, Map 48 Parcel 2, Mashpee, MA (Owner of Record: Joan Modzelewski).

**162 Whippoorwill Circle:** Owners, Stewart M. Dobson and Barbara A. Dobson request a Variance under §174-31 of the Zoning Bylaws to vary the height of a single family residence on property located in an R-3 Zoning District, Map 125 Parcel 140, Mashpee, MA.

**OTHER BUSINESS**

**29/41 Echo Rd:** M3 Ventures, Inc. d/b/a Triple M request a Modification to (SP-2015-33, 2019-36, and 2020-28). The proposed building footprint will be reduced from 3,700 sq. ft. to 3,600 sq. ft. to a single story, and will be aesthetically more keeping with the Cape Cod architecture.

- Approve February 9, 2022 Meeting Minutes.

**ADDITIONAL TOPICS**

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

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