



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS OCTOBER 27, 2021

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, October 27, 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

CONTINUED 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). *(Continued from October 13, 2021 hearings at the request of the applicant).*

NEW HEARINGS

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.

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.

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.

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.

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.

OTHER BUSINESS

MASHPEE TOWN CLERK

- Approve October 13, 2021 Meeting Minutes.

OCT 18 2021

ADDITIONAL TOPICS

RECEIVED BY: SM

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