



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS DECEMBER 8, 2021

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, December 8, 2021, at 6:00 p.m. Waquoit Meeting Room
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

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. *(Continued from November 10, 2021 hearings at the request of the Board.)*

NEW HEARINGS

374 Monomoscoy Road: Petitioner, Roger Brooks, with Capewide Construction requests a Written Finding under §174-17 of the Zoning Bylaws to allow for an extension, alteration of a pre-existing non-conforming structure on property located in an R-3 Zoning District, Map 125 Parcel 17, Mashpee, MA (Owner of Record: Richard J. Moreau, Sr., Trustee).

165 Uncle Percys Road: Petitioner, Joseph Boncaldo requests a Variance under §174-33 (Setback from water and wetlands) to allow for reconstruction of a deck on property located in an R-3 Zoning District, Map 117 Parcel 370, Mashpee, MA (Owner of Record: Francesco Boncaldo).

OTHER BUSINESS

684 Falmouth Road: Petitioner, Andrew Enea requests a modification to an existing Special Permit (SP-07-55) for a change of use from retail to clinical, physical therapy (out-patient) under M.G.L. 40A §9, and §174-25 D (2) of the Zoning Bylaws on property located in a C-1 Zoning District, Map 81 Parcel 24A, Mashpee, MA. *(The Board to determine if considered a minor modification).*

MASHPEE TOWN CLERK

➤ Approve November 10, 2021 Meeting Minutes.

NOV 29 2021

ADDITIONAL TOPICS

RECEIVED BY: 

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