



# Town of Mashpee

MASHPEE TOWN CLERK

16 Great Neck Road North  
Mashpee, Massachusetts 02649

JAN 06 2022

## AGENDA MASHPEE ZONING BOARD OF APPEALS JANUARY 12, 2022

RECEIVED BY:

Mashpee Zoning Board of Appeals will hold Public Hearings on  
**Wednesday, January 12, 2022, at 6:00 p.m. Waquoit Meeting Room**  
16 Great Neck Road North, Mashpee Town Hall, 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

**9 Elliot Road:** Petitioner, Steve Cook 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 the Popponesset Overlay District and the R-3 Zoning District, Map 117 Parcel 129, Mashpee, MA. (Owners of Record: Gregory and Ivy Schantz).

**30 Sand Dollar Lane:** Owners, Jody and Alexandra Simes request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace a three bedroom single family residence with a new three bedroom residence on property located in an R-3 Zoning District, Map 105 Parcel 84, Mashpee, MA.

**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).

**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).

**23 Ocean Bluff Dr.:** Petitioner, Michael Picard requests a Variance from the rear yard setback under §174-33 (Setback from wetlands) of the Zoning Bylaws to allow for construction of an in-ground pool on property located in an R-3 Zoning District (New Seabury Special Permit Area), Map 123 Parcel 204, Mashpee, MA. (Owner of Record: 23 Ocean Bluff, LLC).

#### OTHER BUSINESS

- Approve December 8, 2021 Meeting Minutes.
- Board to discuss the possibility of conducting future meetings remotely.

#### ADDITIONAL TOPICS

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