



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS SEPTEMBER 28, 2022

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, September 28, 2022, at 6:00 p.m. Waquoit Meeting Room at the
Mashpee Town Hall,
16 Great Neck Road North, Mashpee, MA

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

39 Kim Path: Owners, Richard J. Bellew, Jr. and Aimee M. MacDonald-Bellew request a Special Permit under §174-17.1 of the Zoning Bylaws to allow for a raze and replace of an existing non-conforming single family dwelling with a new single family dwelling on property located in the R-3 and Popponesset Overlay Zoning Districts, Map 117 Parcel 91, Mashpee, MA. (*Continued from September 14, 2022 hearings at the request of the Attorney*).

NEW HEARINGS

44 Popponesset Island Road: Owner, Adam J. Decter requests a Special Permit under §174-17.1 and §174-33 of the Zoning Bylaws to raze and replace an existing non-conforming single family dwelling and replace it with a new single family dwelling on property located in an R-3 Zoning District, Map 106 Parcel 23, Mashpee, MA.

502 Main Street: Petitioner, WCR, Inc. d/b/a NAPA Auto Parts Cape Cod requests a Special Permit under §174-25 E (12) and §174-25 G (6) of the Zoning Bylaws to allow for a change of use to operate a NAPA Auto Parts Store on property located in a C-2 Zoning District and Light Industrial Overlay District, Map 27 Parcel 157, Mashpee, MA. Owner of Record: The 502 Main Street LLC.

26 Collins Lane: Petitioner, Joshua A. Govoni requests a Special Permit under §174-20 of the Zoning Bylaws to allow for removing and replacing an old home damaged by fire, and re-build similar structure on property located in an R5 Zoning District, Map 36 Parcel 3-0, Mashpee, MA. Owner of Record: John W. Brooks, Trustee of the Brooks 2003 Trust.

118 Echo Road: Owner, NG 118 Echo LLC requests a Special Permit under §174-82 and §174-25 G (13) of the Zoning Bylaws to allow for construction of two (2) solar canopies approximately 43,585 sq. ft. with mounted solar modules and a paved asphalt lot for use as a contractors yard on property located in an I1 and R5 Zoning Districts, and Groundwater Protection District, Map 19 Parcel 09, Mashpee, MA.

6 Jackbon Road: Owner, Katherine Liatsos requests an Appeal of the Building Commissioner's Decision under M.G.L. Chapter 40A §8 and §15. Applicant maintains that the lot is buildable pursuant to §174-24 (A) of the Zoning Bylaws without the need for relief from the Zoning Board of Appeals, and that the proposed accessory apartment complies with §174-45.4, on property located in an R-3 Zoning District, Map 90 Parcel 31, Mashpee, MA.

OTHER BUSINESS

- Approve September 14, 2022 Meeting Minutes
- Approve Year 2023 ZBA Meeting Dates

MASHPEE TOWN CLERK
SEP 20 '22 AM 10:35

ADDITIONAL TOPICS

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