



# *Town of Mashpee*

16 Great Neck Road North  
Mashpee, MA 02649

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

The Mashpee Zoning Board of Appeals will hold Public Hearings on  
**Wednesday, October 12, 2022, at 6:00 pm in the Events Room** at the  
Mashpee Public Library  
64 Steeple Street, Mashpee, MA 02649

### PLEDGE OF ALLEGIANCE

### CONTINUED 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. *(Continued from September 28, 2022 hearings at the request of the Board).*

**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. *(Continued from September 28, 2022 hearings at the request of the Attorney).*

**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. *(Continued from September 28, 2022 hearings at the request of the Board).*

**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. *(Continued from September 28, 2022 hearings at the request of the Board).*

### NEW HEARINGS

**7 Slippershell Way:** Owners, Leanna Clare Orr and Jesse Richmond Oberst request a Special Permit under §174-17.1 of the Zoning Bylaws to raze an existing non-conforming single family residence and replace it with a new single family residence on property located in an R-3 Zoning District, Map 119 Parcel 36, Mashpee, MA.

MASHPEE TOWN CLERK  
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**79 Neshobe Road:** Owner, Kimberly A. Ridenour requests a Variance under §174-31 (Land Space Requirements) of the Zoning Bylaws to allow for construction of a 24 ft. by 28 ft. detached garage on property located in an R-3 Zoning District, Map 125, Parcel 56, Mashpee, MA.

**21 Overlook Knoll Road:** Owners, Donna Kelley and Stephen J. Bonkowski request a Special Permit under §174-17.1 of the Zoning Bylaws to raze an existing non-conforming single family residential structure and replace it with a new single family residential structure on property located in an R-3 Zoning District, and the Popponeset Overlay District, Map 118 Parcel 35, Mashpee, MA.

**114 & 118 Ninigret Avenue:** Owners, Russell J. and Susan Hanley McDonald request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace a two bedroom cottage located on 118 Ninigret Avenue, and rebuild a new single family residential structure on properties 114 and 118 Ninigret Avenue, located in an R-3 Zoning District, Map 65 Parcels 63 and 64, Mashpee, MA.

**79 Echo Road:** Petitioner, Mac Davis Flooring requests a Special Permit under §174-24 (C); §174-25 (G) (14); §174-25 (G) (6), (9); §174-45.6 (D); §174-37 and §174-41 (M) of the Zoning Bylaws to allow for construction of a 9,920 sq. ft. metal building with contractor bays for its flooring business on property located in an I-1 and Light Overlay Districts, Map 19 Parcel 3-3, Mashpee, MA (Owner of Record: Pamela M. Gangemi, Trustee of the 81 Echo Road Realty Trust).

**83 Red Brook Road:** Owner, Jordan Keliinui requests a Special Permit under §174-17.1 of the Zoning Bylaws to raze a non-conforming single family residential structure and replace it with a new two bedroom structure; and a detached accessory dwelling unit (ADU) on property located in an R-3 Zoning District, Map 104 Parcel 4, Mashpee, MA.

#### **OTHER BUSINESS**

- Approve September 28, 2022 Meeting Minutes

#### **ADDITIONAL TOPICS**

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

WASHPEE TOWN CLERK  
OCT 4 '22 AM 10:55