



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS NOVEMBER 9, 2022

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, November 9, 2022, at 6:00 p.m. Waquoit Meeting Room at the
Mashpee Town Hall,
16 Great Neck Road North, Mashpee, MA
Broadcast Live on Local Channel 18*

Streamed Live on the Town of Mashpee Website: <https://www.mashpee.ma.gov/channel-18>*

PLEDGE OF ALLEGIANCE

NEW HEARINGS

44 Waterway: Owners, Linda H. and David A. Pierce request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace an existing non-conforming single family dwelling on property located in an R-3 Zoning District, Map 105 Parcel 208, Mashpee, MA.

4 Blair Circle: Petitioner, Keith Gilmore requests a Modification to an issued Variance (V-2022-13) and allow to change a 16' x 24' addition to a 16' x 23' addition on property located in an R-5 Zoning District, Map 3 Parcel 40, Mashpee, MA. (Owner of Record: Daniel E. Phillips).

525 Main Street: Owners, Alden Hinds and Lucas Hinds request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace an existing non-conforming single family dwelling on property located in an R-3 Zoning District, Map 20 Parcel 48, Mashpee, MA.

23 Jeep Place: Owners, Hans E. and Sarah J. Brings request a Modification to an issued Written Finding (FINDING-2021-29) under §174-24 (C) (9) (a) of the Zoning Bylaws to allow for a sink and ductless A/C heat unit on the first floor. Applicant also proposes to reconfigure deck removal, and proposes to remove the door between the garage and dwelling on property located in the Popponesset Overlay District, and R-3 Zoning District, Map 118 Parcel 111, Mashpee, MA.

18 Wilson Grove: Petitioner, Greg Clancy Construction requests a Modification to an issued Special Permit (SP-2022-06) under §174-24 (C) (9) (d) to change the second floor porch into an enclosed office space, and adding six (6) windows (no change in footprint), on property located in the Popponesset Overlay District, and R-3 Zoning District, Map 118 Parcel 72, Mashpee, MA. (Owners of record: Laurie Mancinelli and Joseph Mancinelli).

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42 Spoonrift Way: Joint Stipulation of Remand Hearing ordered from Superior Court Barnstable, SS, in accordance with the August 25, 2022 Civil Action No. 2272CV00191. Decision of the Board dated April 13, 2022. Owners, BEC MA Properties, LLC request a Special Permit under §174-17.1 of the Zoning Bylaws to raze an existing single story residential structure and replace the same with a new two story residential structure on property located in an R-3 Zoning District, Map 111 Parcel 127, Mashpee, MA.

89 Industrial Drive: Remand Hearing ordered from Land Court Barnstable Case No. 20 MISC 000209 (DRR) dated September 19, 2022. Petitioner, Steven P. Hynds requesting a Special Permit under §174-24 (C), §174-25 D(1), §174-25 G(6), G(9), G(13) and G(14) of the Zoning Bylaws to allow for construction of a 9,680 square foot steel building for use as contractor bays, warehouse, storage, office, and other allowed Special Permit uses on property located in an I-1 Zoning District, at 89 Industrial Drive, Map 88 Parcel 27, Mashpee, MA. (Owner of Record: 11 Industrial Drive, LLC).

OTHER BUSINESS

- Mashpee Commons Limited Partnership (MCLP), and Jobs Whiting Trust (JWT) request approval of the Final Site Plans for sub-phases 1B, 1C, and 1D of the buildout of Phase 1. In accordance with Section IV: Decision & Conditions of the Chapter 40B Comprehensive Permit. Vote required.
- Approve October 12, 2022 Meeting Minutes.

ADDITIONAL TOPICS

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

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