



# *Town of Mashpee*

16 Great Neck Road North  
Mashpee, MA 02649

## **AGENDA MASHPEE ZONING BOARD OF APPEALS JANUARY 25, 2023**

The Mashpee Zoning Board of Appeals will hold Public Hearings on  
**Wednesday, January 25, 2023, at 6:00 p.m. Waquoit Meeting Room**  
**Broadcast Live on Local Channel 18\***

**Streamed Live on the Town of Mashpee Website:** <https://www.mashpee.ma.gov/channel-18>\*  
Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA

### **PLEDGE OF ALLEGIANCE**

### **CONTINUED HEARINGS**

**65 Redwood Circle:** Petitioner, Mike Cannata requests a Written Finding under §174-17 of the Zoning Bylaws to allow for an extension to an existing garage on property located in an R-5 Zoning District, Map 27 Parcel 94, Mashpee, MA. Owners of Record: Joseph J. and Kathleen C. Ciullo.  
(Continued from January 11, 2023 hearings).

### **NEW HEARINGS**

**80 Waterway:** Owners, George C. and Mary L. Silvestro, Trustees request a Special Permit under §174-17.1 and §174-33 of the Zoning Bylaws to raze a pre-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 105 Parcel 214, Mashpee, MA.

**112 Waterway:** Owners, Mark J. and Melissa A. Winters request a Written Finding under §174-17 and §174-33 of the Zoning Bylaws to allow for an extension, alteration of an existing deck and spa with a raised patio and pool on property located in an R3 Zoning District, Map 105 Parcel 219, Mashpee, MA.

**5 Mercantile Way:** Owner, Suzanne Rogers requests a Special Permit under §§174-37, 174-41 (M), 174-25 (G) (14), 174-45.6 (D), and §174-25 (G) (6) of the Zoning Bylaws to allow for construction of a 7,440 sq. ft. building for its lawn care and pest control business, and for storage of vehicles on property located in an I-1 and Light Industrial Overlay District(s), Map 88 Parcel 106, Mashpee, MA.

**29/41 Echo Road:** Petitioner, 3M Ventures, Inc., d/b/a Triple M Management Company, LLC requests a modification under §174-24 (C) (9) (c) (e) of the Zoning Bylaws, and condition #5 of the Special Permit Decision SP-2020-28 to extend the date for completion of construction from its previously extended date of February 26, 2023 to August 31, 2023 on property located in the I-1 and Light Industrial Overlay Zoning Districts, Map 19 Parcels 3-8 and 3-9, Mashpee, MA. (Owner of record: Triple M. Management Company, LLC.

### **OTHER BUSINESS**

- Approve January 11, 2023 Meeting Minutes.

**MASHPEE TOWN CLERK  
JAN 18 '23 PM3:40**

### **ADDITIONAL TOPICS**

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