



# *Town of Mashpee*

16 Great Neck Road North  
Mashpee, MA 02649

## **AGENDA MASHPEE ZONING BOARD OF APPEALS FEBRUARY 22, 2023**

The Mashpee Zoning Board of Appeals will hold Public Hearings on  
**Wednesday, February 22, 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.mashpeema.gov/channel-18>\*  
Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA

### **PLEDGE OF ALLEGIANCE**

### **NEW HEARINGS**

**MASHPEE TOWN CLERK  
FEB 13 '23 PM2:28**

**205 Uncle Percys Road:** Petitioner, BSS Design, Inc. requests a Written Finding under §174-17 and §174-33 of the Zoning Bylaws to allow for an addition, alteration of an existing dwelling within the 50 ft. setback to wetlands on property located in an R3 Zoning District, (New Seabury), Map 123 Parcel 185, Mashpee, MA. (Owners of Record: Sanjeev and Sarika Aggarwal).

**61 Seconsett Island Road:** Owners, David J. DiSciullo and Elyse S. DiSciullo request a Written Finding under §174-17 of the Zoning Bylaws to allow for relocation of existing single family dwelling, and construction of a garage on property located in an R-3 Zoning District, Map 119 Parcel 3, Mashpee, MA.

**5 Shore Drive:** Owners, Desmond M. and Joan H. Kelly request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace an existing non-conforming single family residential dwelling with a new single family residential dwelling on property located in the R-3 and the Popponesset Overlay District, Map 112 Parcel 73, Mashpee, MA.

**228 Wading Place Road:** Remand Hearing ordered from Land Court Barnstable Case No. 21 MISC 000076 (KTS) dated January 5, 2023. Petitioner, Eprem Epremian requesting a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace an existing non-conforming single family residence with a new code compliant structure on property located in an R-3 Zoning District, and the Popponesset Overlay District, Map 112 Parcel 59, Mashpee, MA. (Owner of record: Eprem Epremian).

**234 Old Barnstable Road:** Owner, Anthony J. LaCava, Jr., Trustee requests an Appeal of the Building Commissioner's Decision under M.G.L. Chapter 40A §§8 and 15 to modify the 1980 Special Permit (Quashnet Valley Development), and allow for construction of twenty nine (29) single family homes on property located in and R-5 Zoning District, Map 59 Parcel 5, Mashpee, MA.

**31 Quaker Run Road:** Petitioner, Otavio Oliveira Construction, Inc. requests a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace an existing non-conforming single family residential dwelling with a new single family residential dwelling on property located in an R-3 Zoning District, Map 83 Parcel 8-0, Mashpee, MA. (Owners of Record: Arnold R. Henderson and Jeannette A. Gerald).

#### **OTHER BUSINESS**

- Approve January 25, 2023 Meeting Minutes.

MASHPEE TOWN CLERK  
FEB 13 '23 PM2:28

#### **ADDITIONAL TOPICS**

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