



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS MARCH 8, 2023

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, March 8, 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

CONTINUED HEARINGS

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). *(Continued from February 22, 2023 hearings).*

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). *(Continued from February 22, 2023 hearings).*

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. *(Continued from February 22, 2023 hearings).*

NEW HEARINGS

MASHPEE TOWN CLERK
FEB 28 '23 PM3:58

425 Nathan Ellis Highway: Owner, Mashpee 151 Properties, LLC requests a Modification to an existing Special Permit (SP-97-73) under §174-24 (C) (9) and §174-17 of the Zoning Bylaws to allow for construction of a 1,800 sq. ft. addition to the rear of the existing retail building on property located in an R3 and C2 Zoning District(s), Map 72 Parcel 56, Mashpee, MA.

800 Falmouth Road: Petitioner, CatDogg LLC requests a Special Permit under §174-24 (K) and §174-25 (E) (16) of the Zoning Bylaws to allow for an adult-use cannabis retail facility and marijuana product manufacturing facility on property located in an I-1 Zoning District at 800 Falmouth Road, Units 102A and B1A, Map 88 Parcel 2, Mashpee, MA. (Owner of Record: Kevin P. Andrade, Trustee of Summerfield Park Realty Trust).

OTHER BUSINESS

- Approve the February 22, 2023 meeting minutes.

MASHPEE TOWN CLERK
FEB 28 '23 PM3:58

ADDITIONAL TOPICS

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

ADJOURNMENT