



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS MARCH 22, 2023

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

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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. *(Continued from March 8, 2023 hearings at the request of the Board).*

NEW HEARINGS

90 Popponesset Island Road: Owner, Brendon P. Giblin requests a Special Permit under §174-17.1 and §174-33 of the Zoning Bylaws to raze and replace a pre-existing, non-conforming structure and replace it with a new single-family residential structure with associated pool, detached garage with guest suite above on property located in an R-3 Zoning District, Map 106 Parcel 34, Mashpee, MA.

38 Fells Pond Road: Owners, Michael E. Gould and Jo Robin Gould request a Written Finding under §174-17 of the Zoning Bylaws to allow for an addition, extension of a pre-existing, non-conforming dwelling on property located in an R-3 Zoning District, Map 116 Parcel 22, Mashpee, MA.

409 Monomoscov Road: Owners, Thomas and Michelle Guard, Trustees request a Written Finding under §174-17 of the Zoning Bylaws to allow for removal of an existing shed, and construct a garage in its approximate location on property located in an R-3 Zoning District, Map 124 Parcel 62-0, Mashpee, MA.

411 Monomoscov Road: Owner, MT Guard, LC requests a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace a pre-existing, non-conforming single-family dwelling with a detached garage and second floor accessory apartment on property located in an R-3 Zoning District, Map 124 Parcel 61-0, Mashpee, MA.

OTHER BUSINESS

- Anti-Discrimination Acknowledgement Forms
- Approve the Meeting Minutes dated March 8, 2023.

ADDITIONAL TOPICS

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

ADJOURNMENT

MASHPEE TOWN CLERK
MAR 16 '23 PM3:35