



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS MAY 10, 2023

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, May 10, 2023, at 6:00 p.m. Waquoit Meeting Room
Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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. *(Continued from March 22, 2023 hearings at the request of the Board).*

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. *(Continued from March 22, 2023 hearings at the request of the Board).*

40 Evergreen Circle: Petitioner, Pastore Excavation, Inc. requests a Modification to an existing Special Permit (SP-2021-34) under §174-25 (G) (14); §174-24 (c) (9) (b); §174-45.6; §174-37; §174-41 (M) of the Zoning Bylaws to allow for construction of a metal commercial building with contractor bays on property located in the I-1 and Light Industrial Overlay District(s), Map 19, Parcel 10-4, Mashpee, MA. (Owner of record: Chapter Closed, LLC). *(Continued from April 26, 2023 hearings at the request of the Board).*

40 Evergreen Circle: Petitioner, Pastore Excavation, Inc. requests a Variance from the front yard setback under §174-31 (Land Space Requirements) of the Zoning Bylaws to allow for construction of a metal commercial building with contractor bays on property located in the I-1 and Light Industrial Overlay District(s), Map 19, Parcel 10-4, Mashpee, MA. (Owner of record: Chapter Closed, LLC). *(Continued from March 22, 2023 hearings at the request of the Board).*

MASHPEE TOWN CLERK
MAY 8 '23 AM 10:47

NEW HEARINGS

41 Waterline Drive South: Owner, 41 Waterline Drive, LLC requests a Written Finding under §174-17 and §174-33 of the Zoning Bylaws to allow for construction of a deck addition on property located in the R-3 and Little Neck Bay Cluster Subdivision Zoning District(s), Map 120 Parcel 149, Mashpee, MA.

104 Degross Road: Owners, Michael J. and Teresa A. Ronhock request a Modification to an existing Special Permit (SP-2021-41) to remove condition line item(s) 8 and 10 and allow finished space at Building Inspector's discretion, and allow finished space above detached garage at Building Inspector's discretion on property located in an R-3 Zoning District, Map 104 Parcel 18, Mashpee, MA.

OTHER BUSINESS

- Board to vote Sharon Sangeleer to become a Full Board Member.
- Approve the Meeting Minutes dated April 26, 2023.

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ADDITIONAL TOPICS

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

ADJOURNMENT