



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, MAY 24, 2023

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, May 24, 2023, at 6:00 p.m. Waquoit Meeting Room
Mashpee Town Hall,
16 Great Neck Road North, Mashpee, MA

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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. *(Continued from April 26, 2023 hearings at the request of the applicant).*

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. *(Continued from April 12, 2023 hearings at the request of the Attorney).*

NEW HEARINGS

21 Frog Pond Close and 352 Mashpee Neck Road: Owner, Timothy W. Leedham, Trustee of the Shoestring Bay Nominee Trust requests to modify the existing Special Permit of the marina use and expand to include the adjacent property located at 352 Mashpee Neck Road, Original Special Permits: (SP-83-3-008, SP-00-167, SP-02-59, and SP-2020-06), under §174-24 (C) (9) (b); §174-25 (E); and §174-17 of the Zoning Bylaws, on property located in an R-3 Zoning District, Map 90 Parcel 83 and Map 90 Parcel 97, Mashpee, MA.

OTHER BUSINESS

- **81 Bluff Avenue:** Board to determine if an architectural design change is considered a major or a minor modification pursuant to §174-24 (C) (9) (a) of the Zoning Bylaws.
- Approve the Meeting Minutes dated May 10, 2023.

MASHPEE TOWN CLERK
MAY 19 '23 PM3:22

ADDITIONAL TOPICS

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

ADJOURNMENT