



# *Town of Mashpee*

16 Great Neck Road North  
Mashpee, MA 02649

## AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, JUNE 14, 2023

The Mashpee Zoning Board of Appeals will hold Public Hearings on  
**Wednesday, June 14, 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 May 24, 2023 hearings at the request of the Board).*

**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. *(Continued from May 24, 2023 hearings at the request of the Attorney).*

### NEW HEARINGS

**53 James Circle:** Owners, Cindy L. True and Michael Woodcock request a Written Finding under §174-17 of the Zoning Bylaws to allow for a second story addition (same footprint), to an existing single-family, pre-existing non-conforming dwelling on property located in an R5 Zoning District, Map 71 Parcel 43, Mashpee, MA.

**12 & 16 Popponesset Island Road:** Owners, The Popponesset Island Road LLC and Jonathan Bernstein, Trustee of 16 Popponesset Island Road Realty Trust requests a Special Permit under §174-17.1 and §174-33 of the Zoning Bylaws to raze two existing dwellings, and construct one new conforming dwelling on the combined lots on property located in an R-3 Zoning District, Map 105 Parcel 265 and Map 105 Parcel 266, Mashpee, MA.

### OTHER BUSINESS

- Approve the Meeting Minutes dated May 24, 2023.

MASHPEE TOWN CLERK  
JUN 9 '23 AM 9:37

### ADDITIONAL TOPICS

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