



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, JUNE 28, 2023

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, June 28, 2023, at 6:00 p.m. Waquoit Meeting Room
Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA

CONTINUED 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. *(Continued from June 14, 2023 hearings at the request of the Attorney).*

NEW HEARINGS

4 Mute Swan Circle: Owners, Patricia Donnelly and Roger Schiffman request a Variance under §174-33 of the Zoning Bylaws (Setback from wetlands) to allow for construction of an access stairway to the dock on property located in an R-3 Zoning District, Map 84 Parcel 38-0, Mashpee, MA.

25 Pembroke Drive: Owners, Michael J. and Jennifer L. Degnan request a Written Finding under §174-17 of the Zoning Bylaws to allow for deck additions, alterations, extensions to a pre-existing, non-conforming single family dwelling on property located in the R-3 Zoning District and the Popponesset Overlay District, Map 123 Parcel 55, Mashpee, MA. *(This hearing was advertised incorrectly and is rescheduled for July 12, 2023).*

17 Bowsprit Point: Owners, Jay C. and Kristy M. Willadsen request a Written Finding under §174-17 and §174-33 of the Zoning Bylaws to allow for a deck addition, alterations, extensions to a pre-existing, non-conforming single family dwelling on property located in the R-3 Zoning District Map 105 Parcel 228, Mashpee, MA.

25 Tide Run: Owners, Patrick J. and Nissa R. Knight request a Written Finding under §174-17 and §174-33 of the Zoning Bylaws to allow for a garage addition, alterations, extensions to a pre-existing, non-conforming single family dwelling on property located in the R-3 Zoning District, and Little Neck Bay Zoning District Map 126 Parcel 40, Mashpee, MA.

MASHPEE TOWN CLERK
JUN 22 '23 AM 9:00

OTHER BUSINESS

- **81 Bluff Avenue**: Board to vote whether the architectural design change is considered a major or a minor modification pursuant to §174-24 (C) (9) (a) of the Zoning Bylaws.
- Vote to Re-organize Board Member Appointments.

MASHPEE TOWN CLERK
JUN 22 '23 AM 9:00

ADDITIONAL TOPICS

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