



# *Town of Mashpee*

16 Great Neck Road North  
Mashpee, MA 02649

## AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, JULY 12, 2023

The Mashpee Zoning Board of Appeals will hold Public Hearings on  
**Wednesday, July 12, 2023, at 6:00 p.m. Waquoit Meeting Room**  
Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA

### PLEDGE OF ALLEGIANCE

### NEW HEARINGS

**23 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.

**23 Jeep Place:** Owners, Hans E. and Sarah J. Brings request a Modification to existing Special Permits (SP-2021-29 and SP-2022-49), under §174-25 (C) (9) (a) of the Zoning Bylaws to eliminate condition line item 5 and allow the upstairs room to be finished and heated on property located in an R-3 Zoning District, and the Popponesset Overlay District, Map 118 Parcel 111, Mashpee, MA.

**164 Captains Row:** Owners, Mark L. and Robin R. Galante request a Written Finding under §174-17 and §174-33 of the Zoning Bylaws to allow for an addition, alteration, extension to a pre-existing, non-conforming single family dwelling on property located in an R-3 Zoning District, Map 96 Parcel 28, Mashpee, MA. *Board to accept letter from Attorney requesting to continue this hearing until July 26, 2023.*

**38 Nathan Ellis Highway:** Petitioner, Mashpee Commons Limited Partnership requests a Modification to and existing Special Permit (SP-86-04-024) to allow for re-purposing the second floor of an existing mixed-use building on property located in the C-1 Zoning District, Map 74 Parcel 20, Mashpee, MA.

MASHPEE TOWN CLERK  
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**OTHER BUSINESS**

- **44 Popponesset Island Road:** Board to vote whether the proposed changes to the site and building plans is a minor or major Modification, and if it requires a regular scheduled hearing under §174-24 (C) (9) (a) for the issued Special Permit (SP-2022-35).
- Approve Meeting Minutes dated June 14, 2023, and Meeting Minutes dated June 28, 2023.
- Board to interview candidates for Appointment by the Select Board to serve as a full voting member of the Zoning Board of Appeals. Interviews will be held for candidates in alphabetical order by their last names.
- The Zoning Board Committee members will hold a discussion on the candidate interviews and their preference for the Committee recommendation to the Select Board. The Zoning Board Committee will vote on the recommendation to be made to the Select Board.

**ADDITIONAL TOPICS**

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

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