



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, JULY 26, 2023

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, July 26, 2023, at 6:00 p.m. Waquoit Meeting Room
Mashpee Town Hall,
16 Great Neck Road North, Mashpee, MA

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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 May 24, 2023 hearings at the request of the Board to make a determination on July 26, 2023 to either extend the hearing or accept a withdrawal if there is nothing in writing submitted to the Conservation Department from DEP.)*

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

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

NEW HEARINGS

363 Monomoscoy Road: Petitioner, DEER Realty Trust, Janice Copp Burns, Trustee requests an Appeal of the Building Commissioner's Decision under M.G.L. Chapter 40A §§8 and 15. Petitioner disputes the Building Commissioner's determination that the lot has merged with 7 Cricket Way, and is entitled to a building permit on the basis that the lot is grandfathered under the Zoning Bylaw §174-21 (A), and M.G.L. c. 40A §6.

OTHER BUSINESS

- **81 Bluff Ave:** Board to review the revised site and house plans for the proposed deck and vote if it's a minor or major modification.
- Approve Meeting Minutes dated July 12, 2023.
- Discussion regarding Vice Chair position.

ADDITIONAL TOPICS

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

MASHPEE TOWN CLERK
JUL 18 '23 PM 1:23