



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, AUGUST 9, 2023

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, August 9, 2023, at 6:00 p.m. Waquoit Meeting Room
Mashpee Town Hall,
16 Great Neck Road North, Mashpee, MA

PLEDGE OF ALLEGIANCE

CONTINUED 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. *(Continued from July 26, 2023 at the request of the Attorney).*

NEW HEARINGS

165 Whippoorwill Circle: Owners, Lloyd J. and Ronnie Stowell, Trustees request a Written Finding under §174-17 and §174-33 of the Zoning Bylaws to allow for an attached garage addition, extension to a pre-existing, non-conforming single family dwelling on property located in an R-3 Zoning District, Map 125 Parcel 172, Mashpee, MA.

25 Menemsha Road: Owners, Paul J. and Kathryn M. Thurston request a Special Permit under §174-17.1 and §174-33 of the Zoning Bylaws to allow for a raze and replace of a pre-existing, non-conforming single family dwelling on property located in an R-3 and Popponesset Overlay District(s), Map 123 Parcel 140, Mashpee, MA.

25 Overlook Knoll Road: Owners, Michael A. and Stacey D. Flammini request a Special Permit under §174-17.1 of the Zoning Bylaws to allow for a raze and replace of a pre-existing, non-conforming single family dwelling on property located in an R-3 and Popponesset Overlay District(s), Map 118 Parcel 34, Mashpee, MA.

Agenda
Zoning Board of Appeals
August 9, 2023
Page 2

Remand Hearing (LaCava, Trustee v. Mashpee Zoning Board of Appeals; Land Court, 23 MISC 000116 MDV)- 234 Old Barnstable Road: Pursuant to G.L. Chapter 40A, §§8 & 15 Owner, Anthony J. LaCava, Jr. Trustee appeals the Building Commissioner's December 30, 2022 Decision that the Owner's proposed development of 29 single-family homes on property located at 234 Old Barnstable Road in Mashpee did not fall within the scope of an existing Special Permit, as the subject 1980 Special Permit (Quashnet Valley Development) had lapsed. Said property is located in the R-5 Zoning District, Map 59, Parcel 5, Mashpee, MA.

OTHER BUSINESS

- Approve Meeting Minutes dated July 26, 2023.

ADDITIONAL TOPICS

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

MASHPEE TOWN CLERK
AUG 1 '23 AM 9:17