



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

AGENDA (*REVISED) MASHPEE ZONING BOARD OF APPEALS FEBRUARY 9, 2022

Hybrid/In person/Virtual / Remote Meeting

Broadcast Live on Local Cable Channel 18

Streamed Live on the Town of Mashpee Website: <https://www.mashpeeema.gov/channel-18>

***RESIDENTS Call-in Number 508-539-1400, extension 8585**

***MEETING APPLICANTS ONLY CALL IN 508-539-1449**

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, February 9, 2022 at 6:00 p.m. in the **Waquoit Meeting Room** at the
Mashpee Town Hall,
16 Great Neck Road North, on the following:

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

30 Sand Dollar Lane: Owners, Jody and Alexandra Simes request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace a three bedroom single family residence with a new three bedroom residence on property located in an R-3 Zoning District, Map 105 Parcel 84, Mashpee, MA. *(Continued from January 12, 2022 hearings at the request of the Attorney).*

18 Wilsons Grove: Owners, Laurie and Joseph Mancinelli request a Special Permit under §174-17.1 of the Zoning Bylaws to raze and replace a single story, three bedroom dwelling and replace it with a new non-conforming code compliant three bedroom home on property located in the Popponesset Overlay District and R-3 Zoning District, Map 118 Parcel 72, Mashpee, MA. *(Continued from January 26, 2022 hearings at the request of the Attorney).*

18 Wilsons Grove: Owners, Laurie and Joseph Mancinelli request a Variance under §174-31 of the Zoning Bylaws to vary the height requirement to allow for the raze and replace of a single family residence on property located in the Popponesset Overlay District and R-3 Zoning District, Map 118 Parcel 72, Mashpee, MA. *(Continued from January 26, 2022 hearings at the request of the Attorney).*

54 Bayberry Dr.: Petitioner, Mark Culhane requests a Variance from the front and side yard setbacks under §174-31 of the Zoning Bylaws to allow for an addition, extension to an existing three bedroom dwelling on property located in an R-5 Zoning District, Map 23 Parcel 202, Mashpee, MA. (Owner of Record: Thora J. Christo). *(*Applicant requests a continuance until the February 23, 2022 hearings).*

MASHPEE TOWN CLERK

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54 Bayberry Dr.: Petitioner, Mark Culhane requests a Written Finding under §174-17 of the Zoning Bylaws to allow for an addition, extension to a pre-existing, non-conforming structure on property located in an R-5 Zoning District, Map 23 Parcel 202, Mashpee, MA. (Owner of Record: Thora J. Christo). (**Applicant requests a continuance until the February 23, 2022 hearings*).

OTHER BUSINESS

- Approve January 26, 2022 Meeting Minutes.

ADDITIONAL TOPICS

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