



# *Town of Mashpee*

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16 Great Neck Road North  
Mashpee, MA 02649

## AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, AUGUST 23, 2023

The Mashpee Zoning Board of Appeals will hold Public Hearings on  
**Wednesday, August 23, 2023, at 6:00 p.m. Waquoit Meeting Room**  
Mashpee Town Hall,  
16 Great Neck Road North, Mashpee, MA

### PLEDGE OF ALLEGIANCE

### CONTINUED HEARINGS

**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 the hearings dated July 26, 2023 at the request of the Board*).

### NEW HEARINGS

**428 Monomoscov Road:** Owners, Thomas R. and Laurie L. Fordham request a Special Permit under §174-17.1 and §174-33 of the Zoning Bylaws to raze a pre-existing, non-conforming single family dwelling and replace it with a new single family dwelling on property located in an R-3 Zoning District, Map 124 Parcel 52, Mashpee, MA.

**35 James Circle:** Owners, Briggs Family Wealth Trust, Peter L. and Patricia A. Briggs, Trustees request a Written Finding under §174-17 and §174-33 of the Zoning Bylaws to allow for construction of an attached garage on property located in an R-5 Zoning District, Map 71 Parcel 46 (Johns Pond Estates), Mashpee, MA.

**35 James Circle:** Owners, Briggs Family Wealth Trust, Peter L. and Patricia A. Briggs, Trustees request a Variance under §174-31 (Land Space Requirements) of the Zoning Bylaws to allow for construction of an attached garage and vary the side yard setback, and lot coverage on property located in an R-5 Zoning District, Map 71 Parcel 46 (Johns Pond Estates), Mashpee, MA.

### OTHER BUSINESS

- **29 /41 Echo Road:** Applicant is seeking an extension of time to complete the construction.
- Approve Meeting Minutes dated August 9, 2023.

### ADDITIONAL TOPICS

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