



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA MASHPEE ZONING BOARD OF APPEALS WEDNESDAY, NOVEMBER 8, 2023

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, November 8, 2023, at 6:00 p.m. Waquoit Meeting Room
Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA

Broadcast Live on Local Cable Channel 8

Streamed Live on the Town of Mashpee Website: <https://www.mashpeema.gov/channel-8>

PLEDGE OF ALLEGIANCE

NEW HEARINGS

48 Greenwood Road: Petitioners, Joyce A. and Daniel Marsters request a Variance under §174-31 of the Zoning Bylaws to allow for construction of retaining walls on property located in the R-3 Zoning and Popponesset Overlay Districts, Map 117, Parcel 323, Mashpee, MA (Owner of record: Joyce A. Marsters, as Trustee of the Greenwood Trust).

CONTINUED HEARINGS

108 Captains Row: Owners, Nicholas M. and Kathy DiGiusto, Trustees request a Written Finding under §174-17 and §174-33 of the Zoning Bylaws to allow for replacement of an access timber stairway, and lower deck to dock on property located in an R-3 Zoning District, Map 96 Parcel 16, Mashpee, MA. (*Continued from October 11, 2023 hearings*).

61 Shoestring Bay Road: Petitioner, 61 Shoestring Bay Road, LLC requests a Variance under §174-33 of the Zoning Bylaws (Setback from wetlands) to allow for construction of a new single family dwelling and attached garage on property located in an R-3 Zoning District, (Willowbend Development), Map 84 Parcel 35, Mashpee, MA. (*Continued from October 11, 2023 hearings*).

66 Massasoit Avenue: Owners, Patrick M. and Sharon M. O'Connor request a Written Finding under §174-17 and §174-33 of the Zoning Bylaws to allow for construction of a second story addition, alteration, and extension to a pre-existing, non-conforming structure on property located in an R-3 Zoning District, Map 72 Parcel 30, Mashpee, MA. (*Continued from October 11, 2023 hearings*).

42 Wheeler Road: Owner, Marcio DeJesus requests a Special Permit under §174-17.1 and §174-33 of the Zoning Bylaws to raze an existing single family dwelling and replace it with a new single family dwelling on property located in the R-5 Zoning District, Map 57, Parcel 7, Mashpee, MA. (*Continued from October 25, 2023 hearings*).

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50 Evergreen Circle: Owner, Chapter Closed LLC requests a Special Permit under §174-25; §174-25 (G) (14); §174-24 (C) (2); §174-45.6; §174-37, and §174-41 (M) of the Zoning Bylaws to allow for construction of 9,672 sq. ft. contractor bay warehouse metal building on property located in the I-1 and Light Industrial Overlay District, Map 19, Parcel 10-5, Mashpee, MA. *(Continued from October 25, 2023 hearings).*

OTHER BUSINESS

- Approve Meeting Minutes dated October 25, 2023.
- Approve ZBA 2024 Public Hearing Schedule.

ADDITIONAL TOPICS

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

MASHPEE TOWN CLERK
NOV 1 '23 AM 9:21