



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

AGENDA (revised) MASHPEE ZONING BOARD OF APPEALS APRIL 12, 2023

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, April 12, 2023, at 6:00 p.m. Waquoit Meeting Room
Broadcast Live on Local Channel 18*

Streamed Live on the Town of Mashpee Website: <https://www.mashpeema.gov/channel-18>*
Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

425 Nathan Ellis Highway: Owner, Mashpee 151 Properties, LLC requests a Modification to an existing Special Permit (SP-97-73) under §174-24 (C) (9) and §174-17 of the Zoning Bylaws to allow for construction of a 1,800 sq. ft. addition to the rear of the existing retail building on property located in an R3 and C2 Zoning District(s), Map 72 Parcel 56, Mashpee, MA. *(Continued from March 22, 2023 hearings at the request of the Attorney).*

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 March 22, 2023 hearings at the request of the Attorney).*

NEW HEARINGS

25 Menemsha Road: Owners, Paul J. and Kathryn M. Thurston request a Written Finding under §174-17 and §174-33 of the Zoning Bylaws to allow for construction of an in-ground pool and patio on property located in an R-3 and Popponesset Overlay District(s), Map 123 Parcel 10, Mashpee, MA.

18 Strawberry Lane: Owners, William P. and Judith S. Ludwig request a Special Permit under §174-17.1; §174-17; of the Zoning Bylaws and M.G.L. c. 40A Section 6 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 112 Parcel 101, Mashpee, MA.

7 Pine Avenue: Owners, Michael D. and Kristin A. Bain request a Special Permit under §174-17.1; §174-17; of the Zoning Bylaws and M.G.L. c. 40A Section 6 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 123 Parcel 30, Mashpee, MA.

OTHER BUSINESS

- Review and Discussion of Open Meeting Law Complaints relative to March 8, 2023 meetings relative to 228 Wading Place Road Special Permit (Complainants: Beth Andrew-Berry, Barbara Lynne Barbee, Glenn McCarthy, and Barbara Reilly): Vote to authorize Town Counsel to respond to all four complaints.
- Approve Executive Session Meeting Minutes dated March 8, 2023, and Approve March 22, 2023 Meeting Minutes.

ADDITIONAL TOPICS

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

MASHPEE TOWN CLERK
APR 10 '23 PM 3:46