



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, MA 02649

Meeting of the Mashpee Planning Board

Wednesday, May 1, 2024; 7:00 PM

Mashpee Town Hall - Waquoit Meeting Room

16 Great Neck Road North, Mashpee, MA 02649

Broadcast Live on Local Channel 8

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

Call Meeting to Order

- Pledge of Allegiance

Approval of Minutes

- Review of Meeting Minutes from April 17, 2024
- Review and approval of Meeting Minutes from joint Select Board and Planning Board from December 18, 2023

Approval Not Required (ANR)

Applicant: John Trantolo

Location: 153 Captains Row, Mashpee, MA (Assessor's Maps 96-42-0, 96-43-0 and 96-44-0)

Request: The purpose of the request is to divide an undeveloped lot into two new lots of equal land area and to be conveyed to the adjacent properties addressed as 159 and 149 Captains Row.

Public Comment

Public Hearings

7:10 PM (Continued from 4/3/2024)

Applicant: Joao Junqueira

Location: 474 Main Street (Map 27-21-A) and 31 Ashumet Road (Map 27-21-B)

Request: Applicant proposes to construct a 4,752 sq. ft. commercial building for retail sales of water related products with indoor and outdoor storage.

Old Business

- Continue deliberation and potential vote on the 275 Quinaquisset Avenue application submitted by Southworth Mashpee Properties LLC to modify the Willowbend Country Club Special Permit
- Continue review of draft implementation table of the Local Comprehensive Plan Update

Board Engineer Report

- Project Reviews and Inspections

Chairwoman's Report

- Water Quality Issues

Town Planner Report

- Harbor Management Planning Committee Update
- Housing Production Plan Update



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Board Member Committee Reports

- Cape Cod Commission, Charter Review Committee, Community Preservation Committee, Design Review, Plan Review, Environmental Oversight Committee, Historic District Commission

Correspondence

- March 2024 Discharge Monitoring Report for South Cape Village – N = 3.5
- 199 Daniels Island Road MassDEP Waterways Notice of License
- 196 Captains Row MassDEP Waterways License Application No. 24-WW01-0050-APP
- 342 Monomoscoy Road MassDEP Waterways License Application No. 24-WW01-0060-APP
- 6 Ned Besse Road MassDEP Waterways License Application No. 24-WW01-0064-APP
- Notices for Towns of Barnstable, Falmouth and Sandwich

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK
APR 26 '24 PM1:07